REDMATTONE
DESIGNS

Design and Access Statement



PREPARED FOR

9 Avelon Road RM5 3XU

PROPOSED

Change of Use – Convert an existing Outbuilding into Granny Annex

DATE

November 04th, 2026

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REDMATTONE
DESIGNS

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed change of use of an existing outbuilding to provide ancillary residential accommodation in the form of a granny annexe at 9 Avelon Road, RM5 3XU.

The application seeks permission to convert the existing outbuilding into habitable accommodation for the elderly parents of the family occupying the principal dwelling.

The main dwelling currently provides two bedrooms and is occupied by a family whose accommodation requirements are increasing as they are on their family way. Currently our client is residing along with elderly parents and his wife is expecting a baby in the month of November. Please refer to the attached supporting documents.

The proposed annexe is intended to provide additional private living and sleeping accommodation for the elderly parents, allowing them to maintain a degree of independence and privacy whilst remaining in close proximity to their family.

The proposal represents a practical arrangement that enables the elderly occupants to receive family support and assistance when required, without the need to live separately from their wider family.

Importantly, the proposed annexe will remain ancillary to the principal dwelling. It will not function as an independent residential unit, and the occupants will continue to share the kitchen and associated facilities within the main house. No separate kitchen facilities are proposed within the annexe.

The proposal therefore seeks to make an appropriate use of the existing outbuilding whilst retaining its association with the principal residential property.

2. Site and Surroundings

The application site is located at 9 Avelon Road, RM5 3XU, within an established residential area.

The property comprises a single-storey semi-detached dwelling with a loft conversion. The site has an existing outbuilding within its curtilage. The surrounding area is predominantly residential in character, comprising established residential properties and associated domestic outbuildings.

The existing outbuilding is situated within the residential curtilage of the application property and is proposed to be converted for ancillary residential accommodation.

The site benefits from existing vehicular and pedestrian access arrangements, which will remain unchanged as part of the proposal.

The location provides access to local services, facilities and public transport connections within the surrounding residential area.

3. Design Principles

The internal layout have been designed so as to adhere to the Space Standard for each type of room.

The proposal is for change of use of outbuilding as an ancillary annexe

The internal gross area is 61.72 sqm. The layout will be

- Ground floor: Living room, one bedroom and bathroom and store room

The accommodation is intended to allow the elderly parents to benefit from a degree of privacy while remaining close to their family. The arrangement will facilitate care and support when required without separating the occupants from the wider household. No kitchen facilities will be installed within the annexe. The occupants will use the kitchen and relevant shared facilities in the main dwelling. The annexe will not function as an independent dwelling and will remain ancillary to the principal residential use of the site.

The annexe will not be physically separated from the main dwelling by additional fencing or other means of enclosure. Its use will remain associated with the main dwelling, and the accommodation will not be sold, let or occupied as an independent residential unit.

The development proposes a granny annexe with 1 bedroom for 2 person. The annex will remain ancillary to the main dwelling. It will not be occupied as an independent dwelling.

The waste and recyclable waste will be collected in the existing council-provided wheel bins in the front garden.

There is no proposed change to the parking arrangements.

4. Appearance and Materials

The proposal seeks to be sympathetic to the character of the existing street scene. There is no proposed external change.

The proposal will not extend the building footprint or introduce development into additional areas of the surrounding landscape. The change of use will be confined to the existing outbuilding as indicated in the floor plan.

The existing external appearance, form and materials of the outbuilding will therefore be retained.

The proposal would not affect the wider landscape character area, given that the development would not involve any external or internal change to an existing outbuilding.

5. Impact on Character and Street scene

The revised proposals have been carefully designed to respect the character of the dwelling and surrounding residential area.

The development preserves the established residential character of Avelon Road and does not result in unacceptable visual harm to the street scene.

There is no external or internal change proposed.

6. Residential Amenity

The proposals are not considered to result in any significant adverse impacts upon neighbouring residential amenity.

No unacceptable impacts relating to loss of privacy, overshadowing, or overbearing appearance are anticipated.

7. Access

The existing access and parking will remain unchanged and existing council-provided bins will continue to be used.

8. Conclusion

The proposal accords with planning guidance. The proposed development is designed in such a way as to be sympathetic to the character of the street scene and to have a minimal impact on neighbouring properties.