

Planning Statement

**Proposed Granny Annexe
40 Crane-Ley Road
Grobby
Leicester
LE6 0FD**

Existing Property

40 Crane-Ley Road is a two storey detached house with an integral garage.

The ground floor of the property consists of a Lounge, Kitchen, Dining area, Cloakroom with the first floor of four Bedrooms, Toilet and Bathroom

There is a further detached garage situated adjacent to the rear boundary with vehicle access available from the adjacent Mallard Avenue, between No 38 Crane Ley Road and No 1 Mallard Avenue

Proposed Granny Annexe

The removal of the garage from use as vehicle parking will not impact on highway requirements due to the integral garage and the parking arrangements to the front of the house, with sufficient space for a total of four vehicles

This Planning Application is for the conversion of the existing detached garage for including an extension to provide independent living accommodation for the elderly relative.

As the existing garage side walls currently abut the neighbouring properties and as such it will not be possible to provide windows/doors to these areas. However, it will be possible to provide window areas to the Mallard Avenue elevation for the proposed Bedroom.

The Bathroom, under the Building Regulations will not require windows although ventilation will be required for compliance

The proposed extension will provide accommodation of a small Kitchen area with Dining/Living adjacent.

The existing garage has a flat roof and it is intended to remove and replace with a pitched roof with gables facing both Mallard Avenue and the adjacent property, No 42 Crane Ley Road

Along with the Planning Application, the following are submitted as supporting documentation

- 1. Drawing No 3418 – 2 Existing Plans and Elevations, Proposed Roof Plan**
- 2. Drawing No 3418 – 3 Proposed Plans and Elevations and Site Plan**
- 3. Ordinance Survey Plan Scaled 1:1250 with the boundary marked in red**
- 4. Planning Statement**