109 Avondown Rd Planning statement.

Description & local context

109 Avondown Road is a detached 2-storey home with a double garage that was converted under S/2011/1623 planning application to provide an annexe. Its purpose was to support a self-sufficient space designed around a disabled person's needs. The house is visible from 109 Avondown Rd along with the double garage that is now converted to the annexe. The property has two parking spaces that have drop kerb access across both.

As shown in the location plan, 109 resides between two cul-de-sacs; Lilly Walk on the right and Heron Walk on the left, assuming the map is being viewed with the north facing the top of the map.

The need for the proposed removal/variation

The original use of the annexe is no longer needed and it is therefore completely vacant. Allowing a removal/variation would not only benefit the owner by providing an extra source of income but would provide another rental property on the market, helping to offer a multi-functional space that is suitable for those with movement difficulties.

It would also ensure that the property is maintained and kept in good order, as the extra income provided would go towards maintaining good conditions for the tenants. This would support local businesses such as estate agents and any tradesperson to fix and repair as necessary for the lifespan of the annexe.

How the proposed development accords with relevant national, regional and local planning policies

The annexe itself will not be changed, only the use will change, meaning what's been approved in S/2011/1623 is kept. Condition 4 restricting use to only residents of 109 will be the only change for this application.