

STATEMENT in connection with conversion of attached garage to kitchen and doorway to dwelling to form annex accommodated for family member

at

4 Harnwood Road

Salisbury

Wilts SP2 8DB

For

Mrs F Blackie

LOCATION

4 Harnwood Road is located South West of Salisbury approximately 1.75Km from the City centre in a Residential area directly accessed off Hardwood Road

THE PROPERTY

A detached two storey dwelling elevated from Hardwood Road with front garden with main garden to rear. Constructed possibly in the 1930's in brick under a tiled roof with feature on the front elevation of a projecting bay with vertical tiling between windows. To the right hand side is an attached lean to garage under a mono pitched roof also tiled .

Accommodation on the ground floor provides Hall, Sitting Room, Kitchen with Utility and Conservatory, Dining Room with access to Bedroom with en suite shower room. Two bedrooms and bathroom are arranged on the first floor.

The property is owned and occupied by the applicant.

THE PROPOSAL

It has been decided that it would be preferable to form a self-contained 'annex' within the dwelling and maintain independence by converting the garage to a kitchen combined with the dining room [to become sitting room] with connection to existing bedroom and en suite shower room.

Minor alterations are also considered but not requiring planning approval.

The door from present dining room to hall will be retained and continue to give internal access.

The garage floor is approximately 300mm below the house floor level therefore to achieve a level walk through the garage door opening will be altered within the present façade.

The use of the garage will not require any extension of the dwelling footprint only the formation of a patio area combined steps to access the house and kitchen

The infilling of the garage door has minimal impact on the building and surrounding area.

PLANNING

Although it is considered the conversion of the garage does not require planning permission it is considered beneficial to obtain confirmation from the Authorities.

The property is not within the Salisbury Conservation area and not in the Area of Outstanding Beauty or Special Landscape Area

Application for Certificate of lawful use, as proposed, is considered the appropriate route

Attachments

1 Photograph from opposite property in Harnwood Road

2 Photograph in drive of garage



