

Introduction

This cover letter accompanies the planning application for the erection of a rear extension at 86 Kings Road – the extension is part ground-floor and part first-floor.

Please note – Both 86 and 88 Kings Road are owned by the same owner and family members live spread out across both 86 and 88 King Road. The owner of these two sites (86 and 88 Kings Road) wishes to build this extension to facilitate the needs of her elderly mother. She currently resides with his family and has sleeping quarters in the upstairs level of Number 86. However due to her increase in age, aging and medical needs, she requires a ground floor dwelling, with accommodation for full time care giver, as she can no longer easily access the upstairs bedrooms.

This ground floor extension which extends across the gardens of 86 and 88, will house a bedroom at ground floor level as well as an accessible bathroom to cater to her needs. It will also house a bedroom, bathroom and kitchenette for the full-time caregiver that will need to be on site to care for her.

This covering letter provides information on the history of planning applications for this site; and the due consideration taken in the creation of these plans in order to be compliant with all requirements. This letter also provides information on the proposed dwelling and the application is accompanied by a site plan, existing and proposed drawings.

- GSS24195.1 - 86-88 Kings Road - 002A - Existing Ground Floor Plans
- GSS24195.1 - 86-88 Kings Road - 002B - Existing First Floor and Loft Plans
- GSS24195.1 - 86-88 Kings Road – 003A - Proposed Ground Floor Plan
- GSS24195.1 - 86-88 Kings Road - 003B - Proposed First Floor and Loft Plans
- GSS24195.1 - 86-88 Kings Road - 003C - Existing and Proposed Elevations
- GSS24195.1 - 86-88 Kings Road - 502- Site - Existing and Proposed

Site

The site is located at 86-88 Kings Road, Prestwich, M25 3DJ. The site comprises of a pair of semi-detached residential homes, under one ownership, and the surrounding properties are a mix of residential, commercial (local shops), places of worship, a park, a school and a doctors surgery. There is a place of worship immediately adjacent to the property at 90 Kings Road.

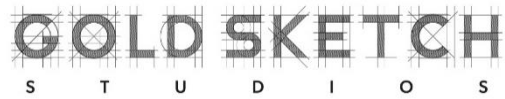
The site is in local proximity to many local amenities and has good access to public transport links with bus services running nearby on A56 and A576, as well as being in walking distance of MET stops.

Existing

The site at 86 Kings Road, currently comprises of a ground floor and a first floor. It is a currently a four bedroom dwelling, with one family bathroom, all on the first floor level. At Ground floor level, there is a joint living and dining room, a kitchen with an eating area. 86 Kings Road also has a ground floor annexe which is adjoined to the ground floor but currently accessed from the outside – from a rear side gate of the property, situated on Sedgley Avenue. The annexe houses two bedrooms and a toilet, and is located to the rear of site behind the kitchen.

COVER LETTER

86-88 Kings Road, Prestwich, M25 0FY



88 Kings Road houses 4 bedrooms, one with an en-suite, and a family bathroom all at first floor level. The ground floor houses a joint living/dining room, kitchen with eating area, a utility room and storage room.

Planning History

No relevant planning history for this site.

Proposal

This application seeks permission to extend the existing ground floor annexe into the garden of 88 Kings Road, and to build a first-floor extension above the existing annexe at 86 Kings Road.

The extended annexe will house a bedroom with an en-suite wheelchair accessible bathroom to cater for the needs of the owner's elderly mother so that she can receive care at home as she ages and not have to move into a facility. The extended annexe will also house a bedroom for a carer and a bathroom for the carer staff/visiting family. The extended annexe also houses a living area and small kitchenette.

The proposal also aims to create a comfortable entrance directly from the kitchen of 86 Kings Road into the ground floor extended annexe, so as to avoid the elderly resident having to access her living quarters from an outside rear gate and external door, and rather she will comfortably be able to access her sleeping quarters through the main home and kitchen.

The proposal also includes an internal reconfiguration to the ground floor layout of Number 88 Kings Road, to ensure sufficient daylight and sunlight will reach all habitable rooms on the ground floor, once this extension has been built.

The first floor extension at 86 Kings Road, will house a bedroom with an en-suite bathroom and a utility room.

Conclusion

This planning application seeks permission to erect a thoughtfully designed rear extension at 86 Kings Road, encompassing both ground-floor and first-floor additions. The primary purpose of this development is to create a suitable and accessible ground-floor dwelling for the owner's elderly mother, who currently resides at Number 86 but requires ground-floor accommodation and a live-in carer due to her increasing age and medical needs. The proposed extension, which spans the gardens of both 86 and 88 Kings Road, will provide a ground-floor bedroom, an accessible kitchen, and a bathroom tailored to her requirements, ensuring she can continue to receive care comfortably at home.

The application includes detailed plans for an extended ground-floor annexe with an en-suite wheelchair-accessible bathroom, a carer's bedroom and bathroom, and a living area with a small kitchenette. Crucially, it also proposes creating a direct, comfortable internal entrance from the kitchen of 86 Kings Road to the new ground-floor annexe, eliminating the need for external access. Additionally, internal reconfigurations to the ground floor of 88 Kings Road are planned to maintain optimal daylight and sunlight in all habitable rooms. This comprehensive proposal, supported by the accompanying plans and detailed information, demonstrates a well-considered approach to meeting essential family needs while complying with all relevant planning requirements.