

For the proposed alteration of a Single Garage into a Granny Flat

at

14 Creer Place, Narraweena NSW 2101

Site and Surroundings:

The Site has an area of 581.7m² located on the West side of Creer Place, about 50m North of McIntosh Road. The site is relatively flat with a cross fall of approx 500mm to the North and a 1.5m fall from the back to the front of the site. There are no significant trees on the site.

Existing Structures:

There is an existing two storey house off-set to Creer Place. Behind the house is an existing Swimming Pool with surrounding paving set approx 600mm above the Existing Single Garage and covered Patio in the North/West rear corner of the property.

The property has a concrete driveway from the front boundary up to the Single Garage and as wide as the garage and Patio. There is parking enough for 4-5 cars, not counting the garage.

The Proposal:

It is proposed to transform the Single Garage and Patio Area into a 2 Bedroom Granny Flat. In plan view, the proposal is no larger than the existing structure, however, it is necessary to raise and reconfigure the Roof Structure to gain 2.4m clear in the habitable rooms and to gain light and ventilation to the Bedrooms.

As the building sits adjacent the rear and side boundary, the external walls of the structure will be Double Brick with at least 1.5m wide Double Brick return before any window openings. The new roof will be Colorbond with Eaves Gutter and fascia in matching material to the roof cladding. Windows and Glazed doors will be in Aluminum. A new R/Concrete floor will be laid of the existing floor.

Overshadowing and Overlooking:

This is a single storey structure with no possible overlooking impact on neighbours. The roof will be marginally larger than existing with any generated shadow will fall on the subject site.

There will be no **adverse impact on the neighbouring properties.**

Future Use:

The new structure will be used to house the owners grandparents. There is ample parking remaining on the property for both the house and the Granny Flat.

Conclusion;

The proposed alterations will provide additional private accommodation needed in the family without any impact on the neighbouring properties.

This proposal complies with Councils regulations and Planning Codes.

Robert R Winter