

PLANNING, DESIGN & ACCESS STATEMENT FOR PROPOSED DETACHED HOUSE AT 69, ASHLEY LANE, MOSTON, MANCHESTER M9 4NU

1. SITE DESCRIPTION

Nº 69, ASHLEY LANE IS A DETACHED HOUSE WITH A LARGE GARDEN TO REAR WITH A DETACHED GARAGE & CAR PARKING

2. PLANNING HISTORY

I AM NOT AWARE OF ANY RECENT PLANNING HISTORY

3. PROPOSALS

IT IS PROPOSED TO DEMOLISH THE EXISTING DETACHED GARAGE & CONSTRUCT A SMALL DETACHED HOUSE WITH CAR PARKING & TO FORM 2 CAR SPACES WITH ACCESS OFF ASHLEY LANE TO SERVE THE EXT'G HOUSE

4. DESIGN

THE DESIGN PRINCIPLE IS TO CREATE A SMALL DWELLING ON THE EXT'G LARGE GARDEN, OF TRADITIONAL DESIGN & CONSTRUCTION WITH CAR PARKING & GARDEN AREA. THE POSITION OF WINDOWS WILL RETAIN THE PRIVACY OF THE EXISTING & PROPOSED DWELLING, WITH A NEW ACCESS TO Nº 69 FROM ASHLEY LANE.

5. ACCESS

THE SITE IS LOCATED IN AN AREA WITH AMPLE LOCAL AMENITIES & PUBLIC TRANSPORT. THE SITE IS LEVEL AND SUITABLE FOR WHEEL-CHAIR ACCESS. ANY ACCESS ISSUES WITHIN THE BUILDING WILL BE DEALT WITH AT THE BUILDING REGS APPLICATION STAGE

6. CONCLUSIONS

THE PROPOSALS ARE COMPLIANT WITH LOCAL, REGIONAL & NATIONAL PLANNING POLICY GUIDE LINES