

DESIGN AND ACCESS STATEMENT INC. HERITAGE MATTERS

No. 3 KENT ROAD WEST, MANCHESTER M14 5RF

TWO STOREY SIDE/REAR & FIRST FLOOR REAR EXTENSIONS

1.0 INTRODUCTION & CONTEXT

- 1.1 This Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant, Mr Ali, to accompany a householder planning application seeking consent for the above proposed development. This Statement should be read alongside the accompanying plans and other supporting documents and information submitted as part of the application. This is a resubmission of an earlier approval (Ref: 122594/FH/2019) which the Council granted approval for but which has not been implemented.



Figure 1. Application Property

- 1.2 The application property comprises a two-storey semi-detached property (Use Class C3). The rationale behind the application proposal is to provide additional living accommodation for the Applicant's family household. The Applicant has taken inspiration from a number of nearby similar householder extensions which have been granted consent in recent years. The Applicant seeks to work proactively with the LPA and has utilised the pre-application advice service available, whereby it was confirmed that such a scheme would be acceptable in principle. Some advice relating to design was given and the application proposal has been drawn up in response to that.

2.0 PROPOSED DEVELOPMENT & JUSTIFICATION

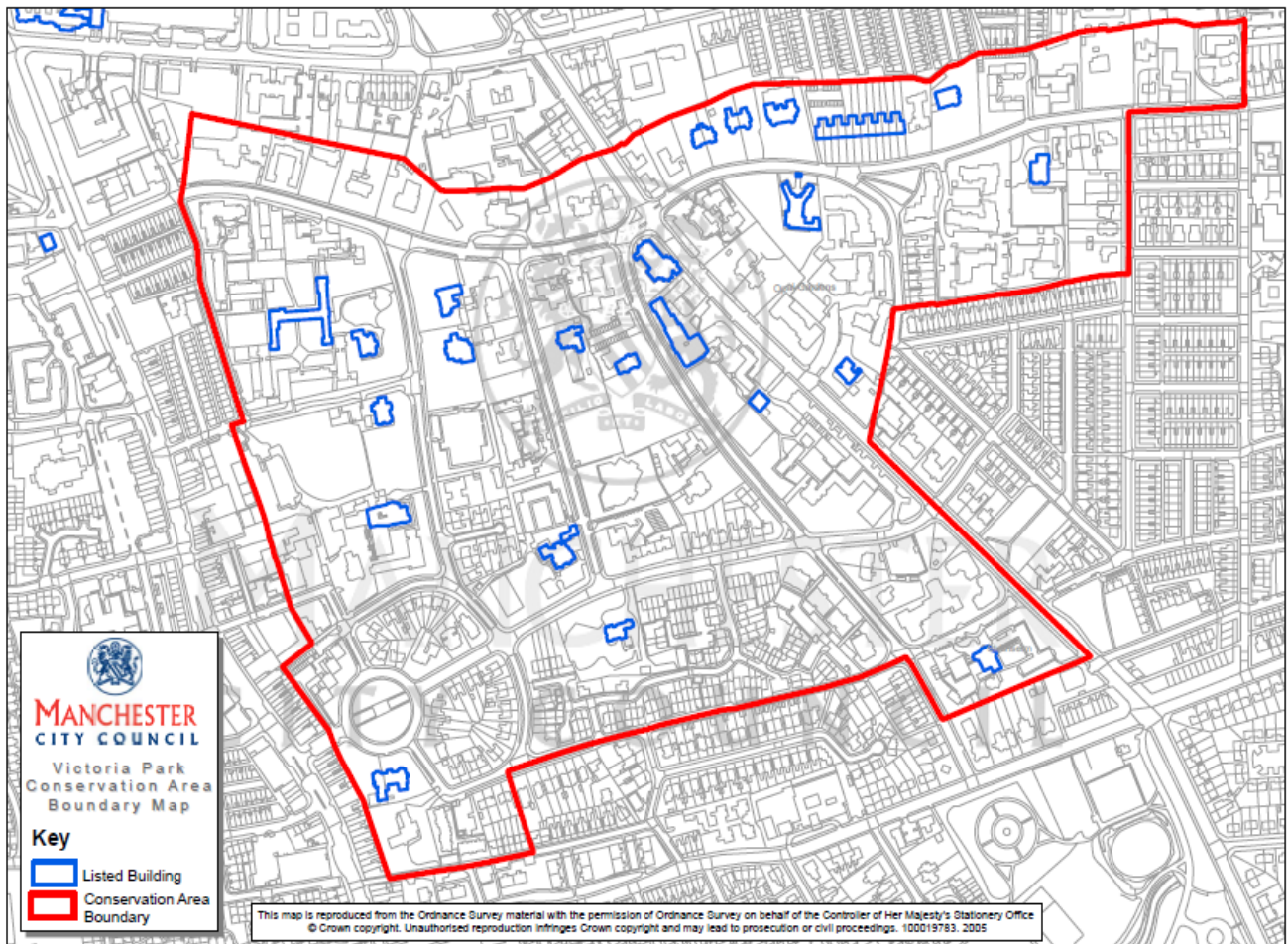
- 2.1 The application seeks consent for the erection of a two-storey side extension and a first-floor extension above the existing rear ground floor extension. The accompanying plans fully demonstrate the Applicant's intentions for the property and should be referred to. The additional accommodation at first floor level would provide 2no. bedrooms and a study with further residential accommodation on the ground floor.



Figure 2. Proposed rear and font elevations (not to scale)

- 2.2 As set out earlier, the scheme follows an earlier approval by the LPA. The proposed two storey side/rear extension has been designed so as to appear subordinate to the host-dwelling, set back from the front facing wall and with a lower roof ridge line. The proposed materials and fenestration style match those of the host dwelling and of the surrounding built up area and therefore would not have an adverse impact on the setting of the Victoria Park Conservation Area (See Appendix 1 for CA map).
- 2.3 Regarding the rear extension, the proposed roof form would have a more regular / traditional appearance (than that presented in discussions with the Council) and it would be set away from the neighbouring property. The LPA raised no concern regarding amenity at pre-application stage although the first floor rear extension is now set further away from the adjoining neighbour and well clear of the 45 degree line taken from the neighbours window. There are three small windows proposed to the side elevation, however these will be frosted glazed as to serve WCs. The proposal would not result in privacy concerns or any other adverse harm in respect of residential amenity.
- 2.4 The application property would continue to benefit from 2 no. off-road parking spaces whilst there is unrestricted on-street parking available which allows for an additional vehicle to be parked on-street. Sufficient provision for on-site bin storage has been made for, which can be stored to the rear.
- 2.5 Permitting the application scheme would not jeopardise the intentions of the relevant elements of the development plan, including CS Policy DM 1, EN3 Heritage or UDP Policy DC18.1 Conservation Areas.

APPENDIX 1. CA MAP BOUNDARY



Source: Manchester City Council Online