

Design Statement: 35 Sandilands Road, Manchester M23 9JN

35 Sandilands Road, M32 9JN is a three bedroomed semi-detached house. Completed in about 1948, the house occupies a larger than average site. To one side is an attached double garage and a large garden to the rear. No. 33 is a similarly sized house with side and rear extensions. No. 37 is a detached house, sited away from the boundary.

The proposals give an enlarged ground floor living space, together with additional bedroom and bathroom space at first floor. This will allow a more flexible and accessible layout.

Along the boundary to no. 33 there is a 1.75m high panelled fence. No. 33 already has a single storey rear extension. At the ground floor the proposed design continues the same roof line and extends, set back, along the boundary. There should be no impact on daylight or privacy. At the first floor the 2nd storey part of the building is stepped away from the boundary to maintain daylight to the rear bedroom of no.33. There are no habitable room windows overlooking the house of no. 33.

To the boundary of no. 37, we have maintained the building line of the existing garage side wall; a distance of about 1.2m to the centreline of the existing boundary fence. Whilst we realise that DC1.4 recommends a distance of 1.52m. This is not actually followed by most of the two storey side extensions in the area. The stated intention of DC1.4 is to not create a terrace effect. No. 37 is well set back from the boundary and a different house type, even if it were to be extended equally on their side.

This wall should not impact on the day light of the bedrooms and kitchen of no. 37, which face rearwards. There are no windows to habitable rooms facing no. 35. There will be no windows to habitable rooms on that elevation and, as currently the kitchen windows overlook no. 37, privacy should actually be increased.

The front elevation (NE) of the property shows that we have reduced the eaves level of the proposed extension and set it back on the first floor. The ground floor being the existing garage. The front bay window replicates the existing main bay window at a reduced scale. To the front of the property a porch is proposed, this allows improved access, and ties the new extension to the existing.

We have maintained the existing render line to all elevations, though used different materials in certain areas.

To the rear the boundary will be about 17.5m away, with the nearest property nearly 33m away, beyond a tall hedge.

We have also spoken to our neighbours and are submitting our application in light of these comments.

22/02/2022