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01	Planning Issue	RT	28/01/22

The design and access statement has been prepared in support of a planning application to reconfigure and extend 5 Glenlea Drive, Manchester, M20 5QJ.

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1.0 Summary



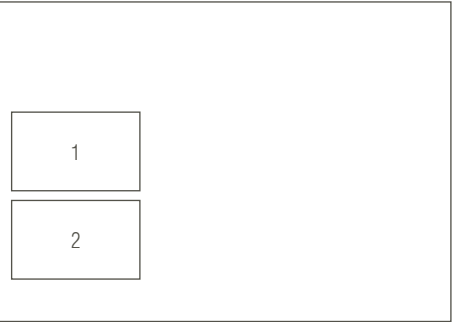
On behalf of our clients, Mr and Mrs Daniels, we are pleased to submit this application for planning permission for an extension to the existing dwelling located at 5 Glenlea Drive, Manchester, M20 5QJ.

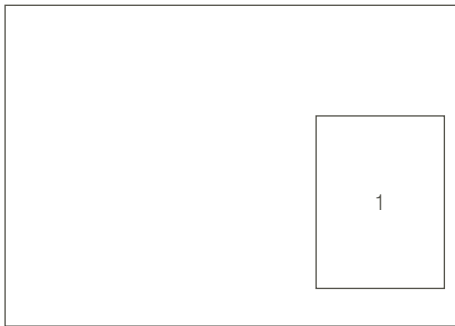
The proposals involve an upper floor side and rear extension, a ground floor side and rear extension, an outbuilding in the rear garden, a new driveway, a bin store and minor alteration to the front elevation. The proposed extensions are required to improve and increase the existing habitable space in order to meet the accommodation requirements of the applicants and their family. The improvement works also include a complete modernisation of the dwelling to enhance the adaptability, energy efficiency and resilience in response to climate change and foreseeable new technology developments.

To provide a clear understanding of the application proposal this statement includes the following:

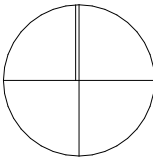
- A description of the application site and surrounding area;
- A description of the proposed development; and
- A summary of the key design considerations;

1 Street view of the existing property from Glenlea Drive
2 Rear view of the existing property





1 Location Plan 1:1250



2.0 The Site and Surrounding Area



The application relates to 5 Glenlea Drive, Didsbury, Manchester, M20. The application site is occupied by a two storey semi-detached property set within a small plot of land.

The application property is likely to date from the late 1930s or 1940s, and is built of red brick with a hipped roof. To the front of the site is a driveway which accommodates 1 car parking space.

The boundary treatments to the front garden are formed as follows:

- A low level brick wall underneath a laurel hedge to Glenlea Drive;
- A Leylandii hedge to adjoining property to the west; and
- Overlap timber fencing with concrete posts along the eastern boundary;

There is access to the garage and the rear garden via an extension of the driveway at reduced width along the side of the property. The boundary treatment to the rear garden is formed of approximately 2m high timber fencing with vegetation in front.

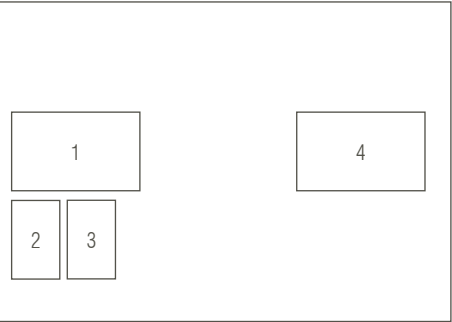
The application property does not appear to have been extended previously. The property adjoining the site to the west has been extended at ground and upper floor level. A substantial part single, part two storey side and rear extension is currently being constructed on the adjoining site to the east (Application number: 126905/FH/2020).

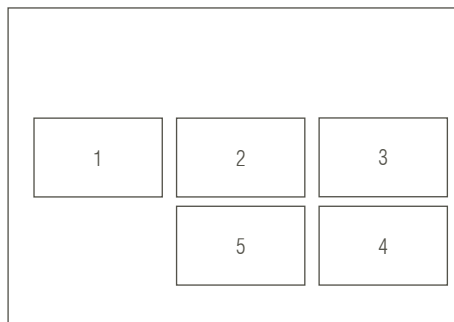
The area surrounding the property is residential in nature, and characterised by predominantly semi-detached dwellings that form part of a wider residential development built on a former farmland in the late 1930s or 1940s according to available records.

Most properties in the vicinity of the dwelling have been altered or extended over time transforming the uniform original character of the neighbourhood into a mixture of varying roofscapes, building shapes and styles. The site is located within a flood zone 2 and is not located within a conservation area.



1 Street view of the existing property from Glenlea Drive
2 Rear view of the existing property
3 View of existing side elevation
4 Aerial view of the site (NTS)





1 Aerial view of the site (NTS)
2,3,4 & 5 Examples of various developments in the vicinity of the property



3.0 The Proposed Development



The application proposes an upper and ground floor rear and side extension, a ground floor rear extension and minor alteration to the front elevation, including a new entrance porch and bin store. The proposed extension would provide enhanced living space for the applicants and their family, including; an open plan kitchen diner, a larger bathroom and the creation of an additional bedroom, utility room and WC. The alterations would form part of a complete modernisation of the property including thermal upgrades to the entire building fabric, installation of a new heating system with air source heat pump and photovoltaic panels to the roof.

The upper and ground floor side extension would increase the width of the elevation fronting Glenlea Drive by 1.5m towards the property adjoining to the east of the site. A narrow access strip would be retained along the eastern boundary of the site separating the new side extension from the adjoining development currently under construction.

The upper and ground floor rear extension would project 3.05m from the rear of the existing dwelling. The existing ground floor extension of the adjoining building to the west of the site would be connected to the proposed new ground floor extension.

The extended roof and alterations to the front and the upper rear elevation adjacent to the other half of the semi-detached dwelling will utilise materials to match the existing. Photovoltaic panels will be fitted to the south and east facing panes of the sloping main roof.

The proposed two storey rear and side elevation would be constructed of a pale buff brick. The ground floor rear extension will be covered in metal standing seam roofing and cladding. All windows and doors will be replaced with contemporary aluminium windows and doors.

A vertical strip of blue render is introduced to highlight the new front entrance. Together with a new modern canopy consisting of a slim flat roof with feature screen supported on steel columns this will provide an inviting, welcoming approach to the dwelling.

Works to the front garden include a new bin store, new boundary treatments and the installation of a new driveway with permeable paving. The proposed bin store is located along the western site boundary adjacent to the bay window and enclosed by a 1.1m

high wall in a matching brick with bespoke panels to the front, mirroring the design of the screen to the entrance canopy.

The new boundary treatment to the front consists of:

- 1.1m high composite timber screen fencing along the western boundary;
- A 0.6m high masonry walls in brick to match existing along Glenlea Drive; and
- A 1.1m high masonry walls in brick to match existing along the eastern boundary;

Works to the rear garden include the construction of a bespoke shed at a height of less than 2.5m and new boundary treatments.

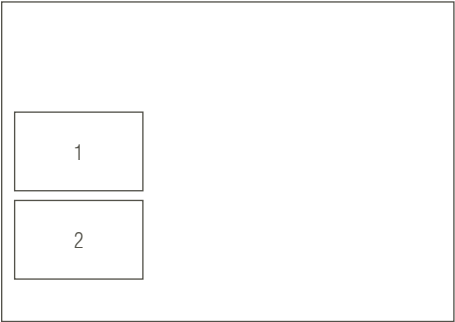
The new boundary treatment to the rear consists of:

- A 1.8m high masonry wall in brick to match existing along the eastern boundary and around the perimeter of the shed;
- A 0.8m high masonry walls in brick to match existing with 1m high screen fence above along the southern boundary; and
- 1.8m high replacement timber screen fencing along the western boundary.

A full description of the proposals is provided by the architectural drawings submitted as part of the application.



1 Proposed development as seen from Glenlea Drive
2 Street view of the existing property from Glenlea Drive



4.0 Key Design Considerations

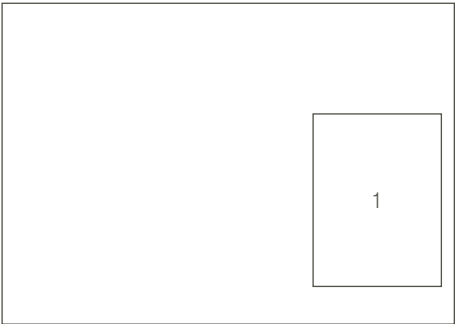
4.1 Impact on Neighbouring Amenity

The proposed development would not result in any loss of amenity to neighbouring occupiers. There would be no unacceptable loss of outlook, daylight or any overbearing impact resulting from the proposed extensions. Both adjoining properties have been or are in the process of being extended at ground and first floor level. Therefore it can be concluded that the proposals would not give rise to any loss of amenity to neighbouring occupiers with regard to outlook.

The development would also not result in any undue loss of privacy to neighbouring properties. The proposals do not involve the creation of any directly facing windows. The proposed windows to the side elevation will not overlook any windows within 3 Glenlea Drive. Notwithstanding this the proposed windows will serve a staircase, a utility room and a bathroom, which are not a habitable room windows and are mostly replacements for existing windows facing the same direction .

4.2 Height/Scale/Appearance

The proposed development is considered to be an acceptable addition to the host dwelling in terms of height, scale and appearance and represents a considered response to the site and surroundings, whilst maximising the living accommodation offered by the dwelling.



1 Schematic design concept

The principal area of the extension is to the rear, however the side extension will be visible from Glenlea Drive. The roof extension aligns with the existing eaves levels and has not exceeded the ridge of the host dwelling.

Materials close to 7 Glenlea Drive are either retained or consist of matching replacements on the proposed front and upper rear elevation. To minimise the visual impact the majority of the side and rear extension would be constructed in a contrasting light buff brick, similar to the facing bricks of Victorian houses on Kingston Road. Nonetheless, the proposals are a high quality design and create a modern aesthetic sympathetic to the traditional character of the host dwelling, with the new entrance canopy, use of cladding, extensive elements of glazing and coloured render providing a contemporary flair to the dwelling.

The proposed alterations to the front elevation in combination with the new landscape design of the front garden will create a welcoming, pleasant new approach to the dwelling which will also enhance the local streetscape.

4.3 Sustainability/Adaptation to Climate Change

The proposed alterations form part of a comprehensive modernisation of the entire dwelling to convert it into an adaptable, energy-efficient 4 bed family home. This includes improvements to the thermal performance of the entire building fabric, installation of a new heating system powered by an air source heat pump, photovoltaic panels to the roof, electric vehicle charging points, and capability to incorporate battery storage of electricity generated on site at later stage.

The extended loft space is sized to enable accommodation of additional plant required for the operation of renewable technology systems. The staircase will be extended into the loft to provide safe maintenance access.

A variety of measures are considered to improve flood resilience at ground floor level as part of the proposals, including air brick/air vent protection, non-return valves, water proofing, water resistant finishes, etc.

