GOLD SKETCH
S T U D I O S

Planning Statement

133-135 Kenyon Lane, Manchester M40 9DL

Introduction

This Design and Access Statement is intended to support the building of a single storey bungalow which includes off street parking for one car and associated landscape.

This application Is situated on Kenyon Lane, Manchester M40 9DL and it is in a predominantly residential area comprising of existing houses with similar good sized side gardens.

Due to the size of the land and its constraints the proposed plans submitted are for a one storey 'true' bungalow. The proposed dwelling would form a congruous feature on the street.

This document contains photographs and a proposed description of works to be carried out. It is supported with and should be read in conjunction with the accompanying drawings.

Site and Surrounding Area

It is located on right side of Kenyon lane and at the corner of Deanway. There are local shops within walking distance of the property.

There are various plot sizes on Kenyon Lane and the proposed bungalow would commensurate with the other properties on this row of houses. However, others sites are about the same size and some even smaller.

It is considered that the addition of this bungalow will not materially affect the character or ambiance of Kenyon Lane.

The Proposal

To build a single storey bungalow has planned off street parking for one car with a plot of landscaped garden. To overcome the proximity to the properties on Deanway, we are proposing one obscured bathroom window in the elevation which would be behind the fence, with a discreet courtyard. The bedroom window would be overlooking the courtyard and would be enclosed by a 1.8 metre fence.

Planning Consultation

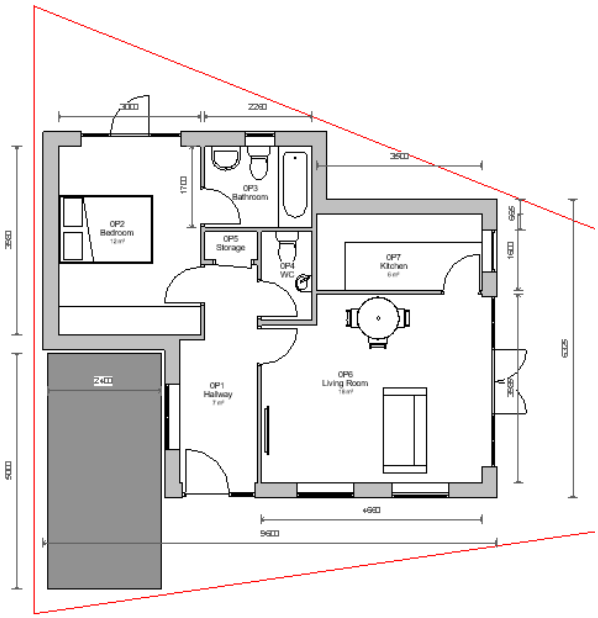
Pre planning consultations with the planning department highlighted concerns over the building of a two storey house and therefore plans were redrawn to create a one storey 'true' bungalow to be built of this plot. This was to avoid the concern of overlooking neighboring properties.

The Design

The design of this proposed one storey bungalow will be in traditional appearance so complimenting and responding to existing nearby and neighboring houses.

The bungalow will have a pitched roof and similar style to provide continuity in line with UDP policies and Development Control Policies

The Layout



The layout proposed will achieve the most proficient use of the site whilst protecting the privacy and amenities of the proposed dwelling and neighboring properties.

Landscape and Trees

To the front of both sites there are a number of shrubs, perimeter hedges and plants on a lawned area to the front of the plot. There are no protected trees on the plot and therefore no tree surveys need to be submitted.

Bin and storage space will allow for waste segregation schemes in accordance with Local authority and government policies.

Access and parking

The site will be made easily accessible to a car parking space for one vehicle. The new dwelling can be accessed on foot or by cycling from Kenyon Lane. As there will be parking available on site, this proposal will have no significant impact on the access or parking arrangements and will not have a negative impact on the surrounding highway network.

Transport

The proposed site is in a convenient location with can easily be reached by foot or public transport. There are shopping facilities within walking distance of the property.

Conclusion

In conclusion, the relative geometry of the proposed bungalow; the good use of land; and the convenient location for shop and transport will all contribute to give this development a high rating in line with the governments new policy, so providing a proposed layout that will achieve a good outlook, low impact on surroundings, amenity, daylight and sunlight and an excellent spacious living, purpose built living space.