



39 Whitelaw Road PLANNING STATEMENT

July 2021

1. Introduction

This Planning Statement has been prepared by Guy Taylor Associates to support the Householder Planning Application for 39 Whitelow Road. The statement has been produced on behalf of the current owner of the property.

Proposal

A new roof dormer

Use

The property is currently a single residential dwelling. There is no change of use proposed.

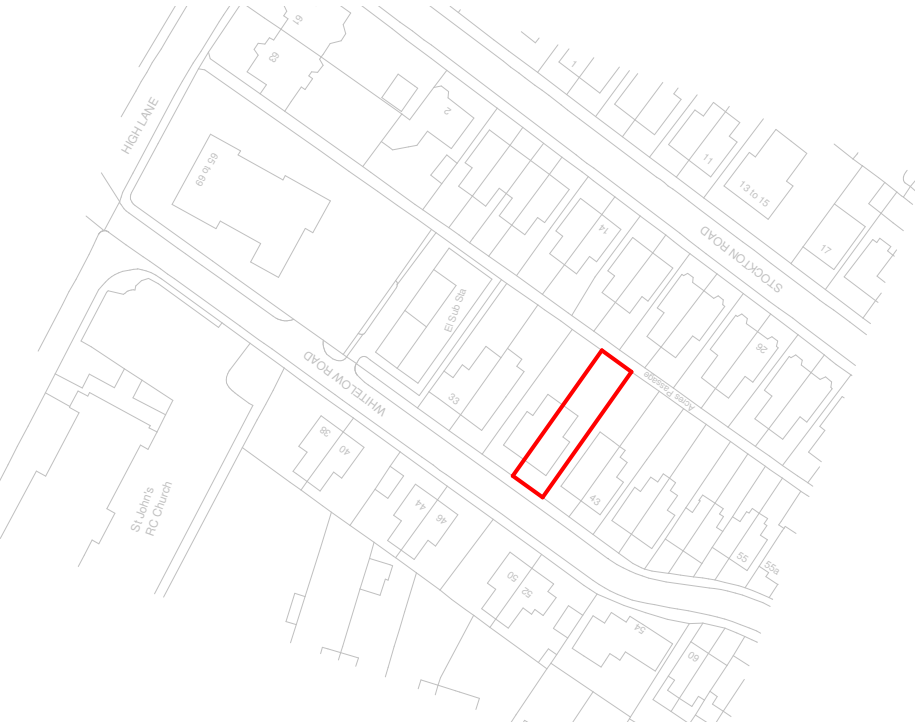
Location

The property faces South on Whitelow Road, approximately half way between High Lane and Beech Road.

Access

Access from Whitelow Road is unchanged.

Site Location Plan



2. Photographs of the existing dwelling



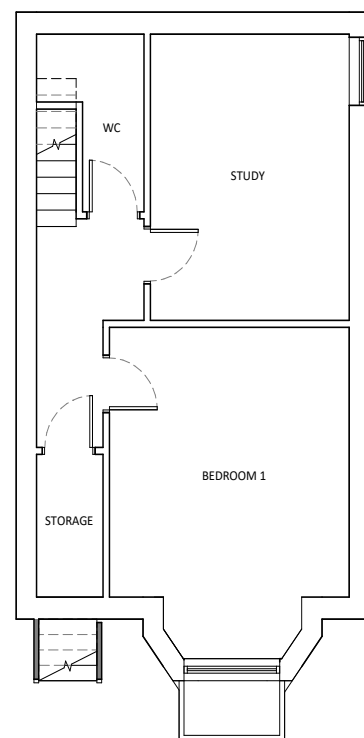
3. Layout & Amount

Layout

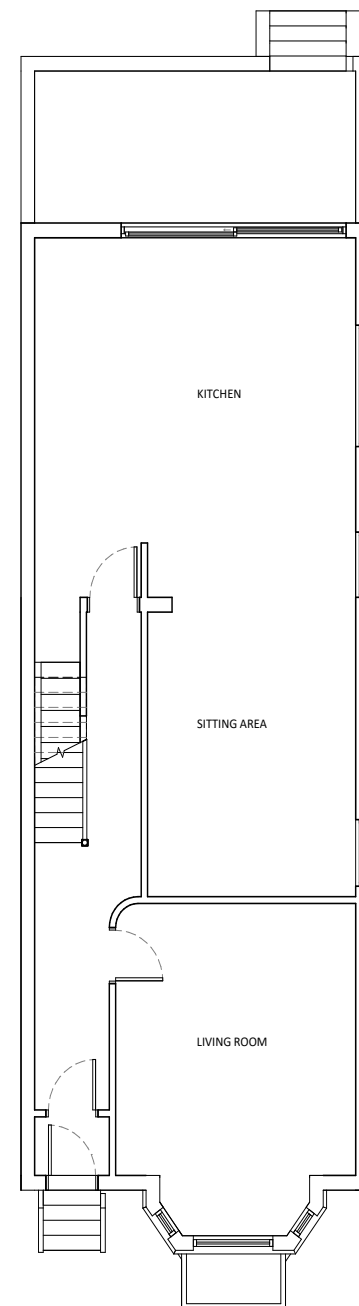
The proposed plans will not effect the basement, ground or first floor.
The top floor proposal will be a new L shaped dormer to facilitate a new bathroom, between two bedrooms. Both bedrooms will retain rear veiwwindows and benefit from the new flat ceilings.

Amount

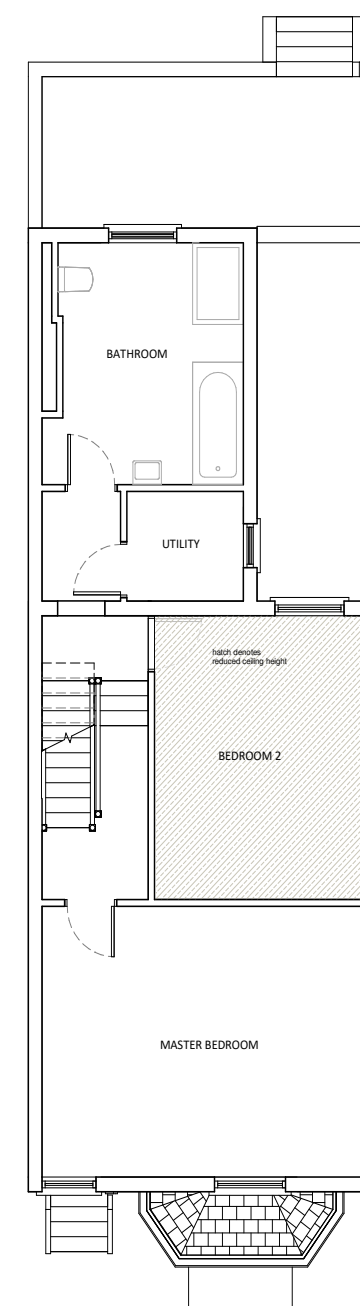
The footprint of the property will not change.



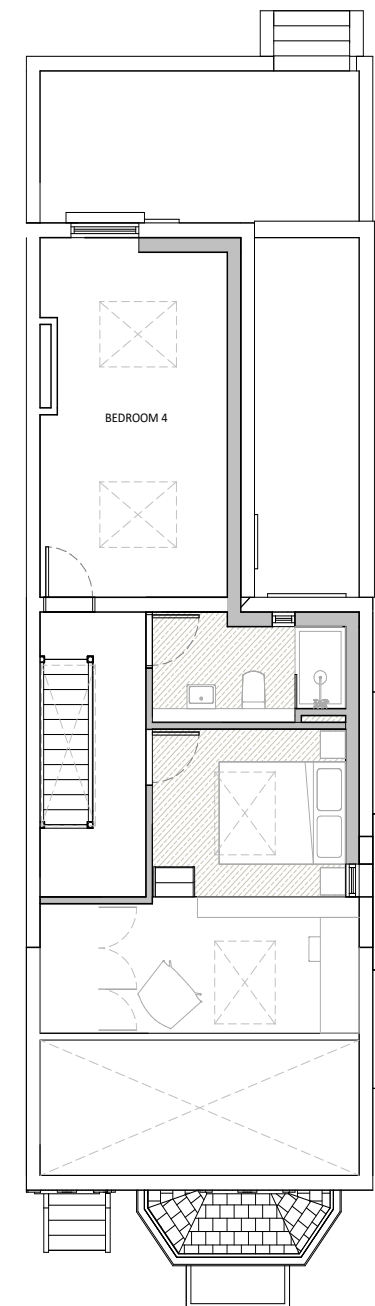
Basement



Ground Floor



1st Floor



2nd Floor

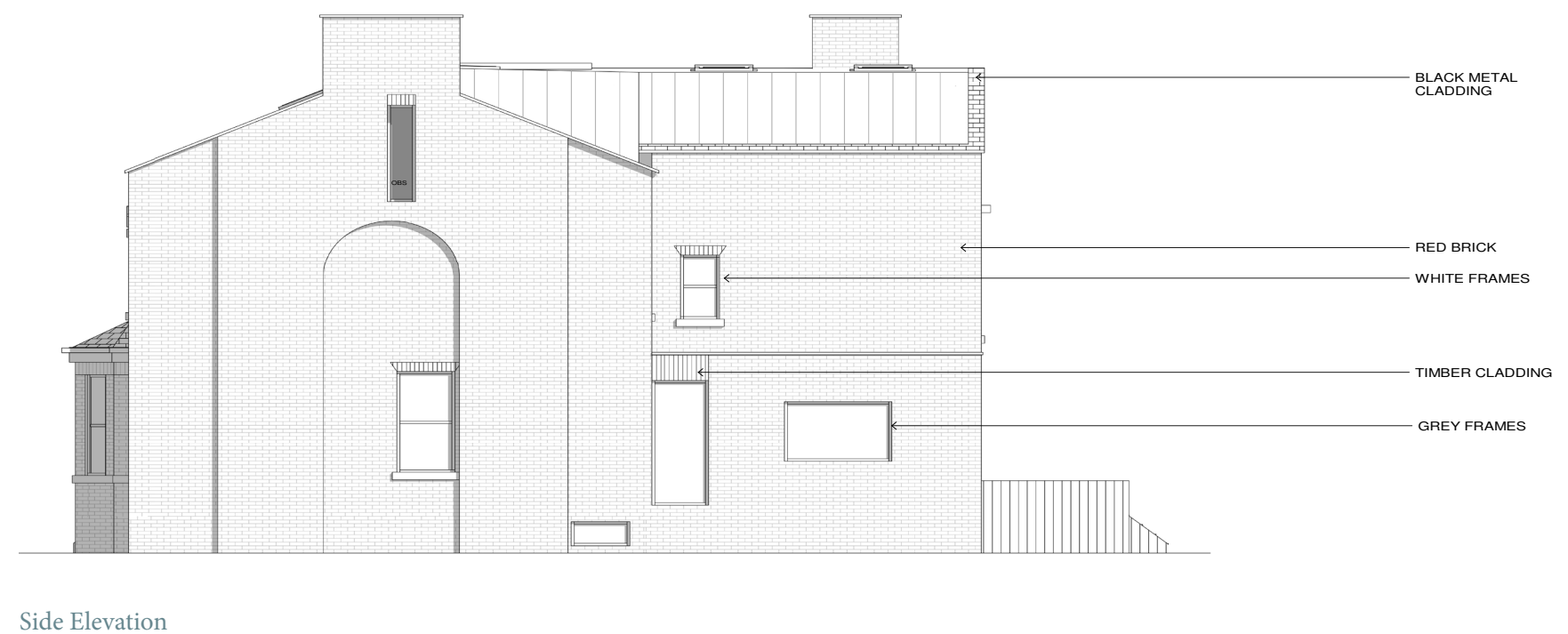
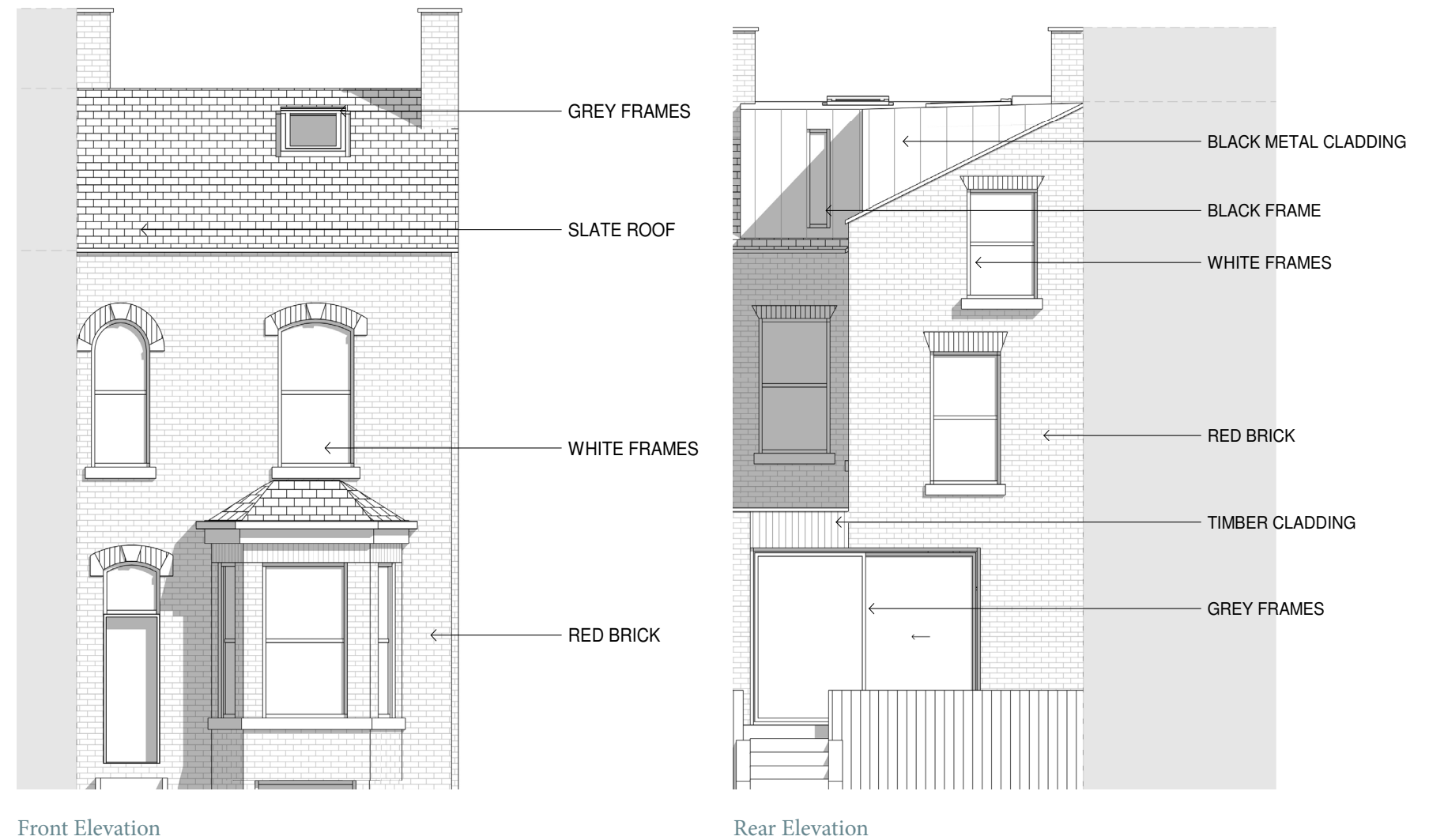
4. Appearance

Appearance

The proposed roof dormer is set back from the existing eaves and is no higher than the existing ridge. It will not be visible from the principle elevation and has very little presence on the side elevation. On the rear the dormer is set back and being clad in black metal it has a subservient and roof-like appearance making it secondary from the existing brickwork and facades. The black metal is high quality and robust material with a long life and low maintenance requirements. Metals are a common feature on roofs and as such this is an approach that has been acceptable on many properties in the area.

Landscaping

The garden will remain unchanged.



5. Heritage Statement

Heritage Statement

39 Whitelow Road is a semi-detached Victorian property situated within the 'Chorlton Conservation Area'.

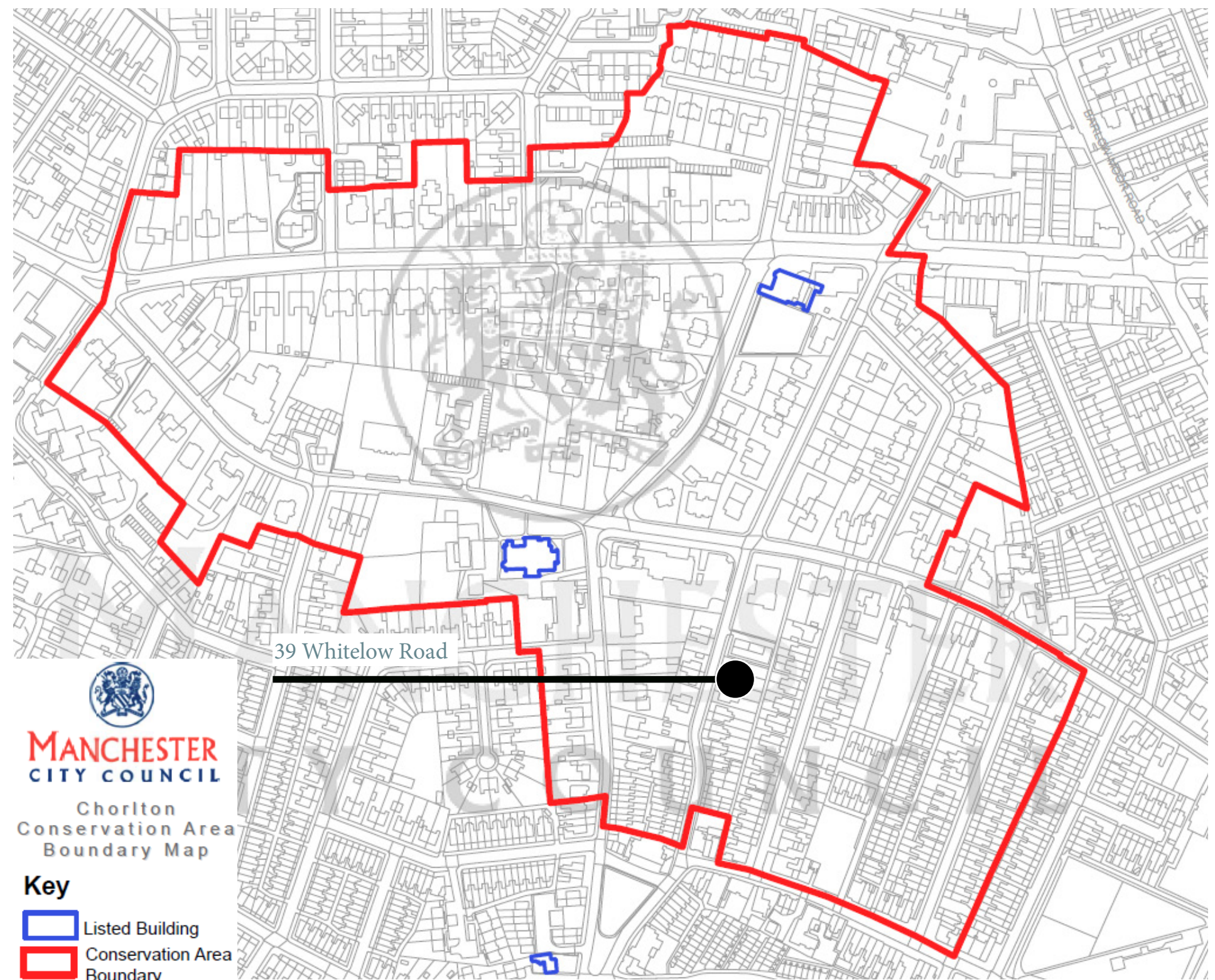
Whitelow Road has a mix of property styles from the same era. All properties have attractive street facing façades with feature brick and woodwork. The side and rear façades are much more plain and have no architectural merit. This is common for properties of this period.

Recent rear extensions on the street have set a strong precedent for contemporary additions which do not harm the character of the Chorlton Conservation Area.

Summary

The proposed dormer is subservient to the existing façades and blends into the roofscape. The materials are suited to the application and a common feature on roofs. The flat roof design is inkeeping with the existing ground floor extension.

The dormer is not visible from the street. Our opinion is that there is no negative impact on the Conservation Area.





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