

5 Symond Road,Blackley - Rear Extension
Design Statement / June 2021

1.0 PROPOSAL

This application for householder planning permission is for a single-storey rear extension for a family home. The proposed extension will provide a new Kitchen & Dining space with access to the back garden.

2.0 SITE

The application property is a semi-detached 3 bedroom 2 storey dwelling. The total site area is 0.203 hectares. The site is located in a predominantly residential area and benefits from a rear and front garden. The property lies close to the junction of main roads Victoria Avenue and Rochdale Road.

3.0 PRINCIPLE OF DEVELOPMENT

The rear extension extends into the back garden by 4m, with a width of 6.4m. The proposed gable steps in from the existing house gable to maintain side access to the back garden. The extension will have a pitched tiled roof, new PVC windows & patio doors, in materials and size to match the existing property.

4.0 OVERSHADOWING TO NEIGHBOURING PROPERTIES

The below study assesses the potential impact on the windows of neighbouring properties at 3 & 7 Symond Road, respectively, using the 45 degree rule of thumb method, illustrated by images 1 & 2. Note that there are existing 1.8m fences between neighbouring gardens.

4.1 - Assessment of Impact to 7 Symond Road:

Window 1

The 45 degree rule of thumb demonstrates the extension is unlikely to overshadow this window.

Window 2

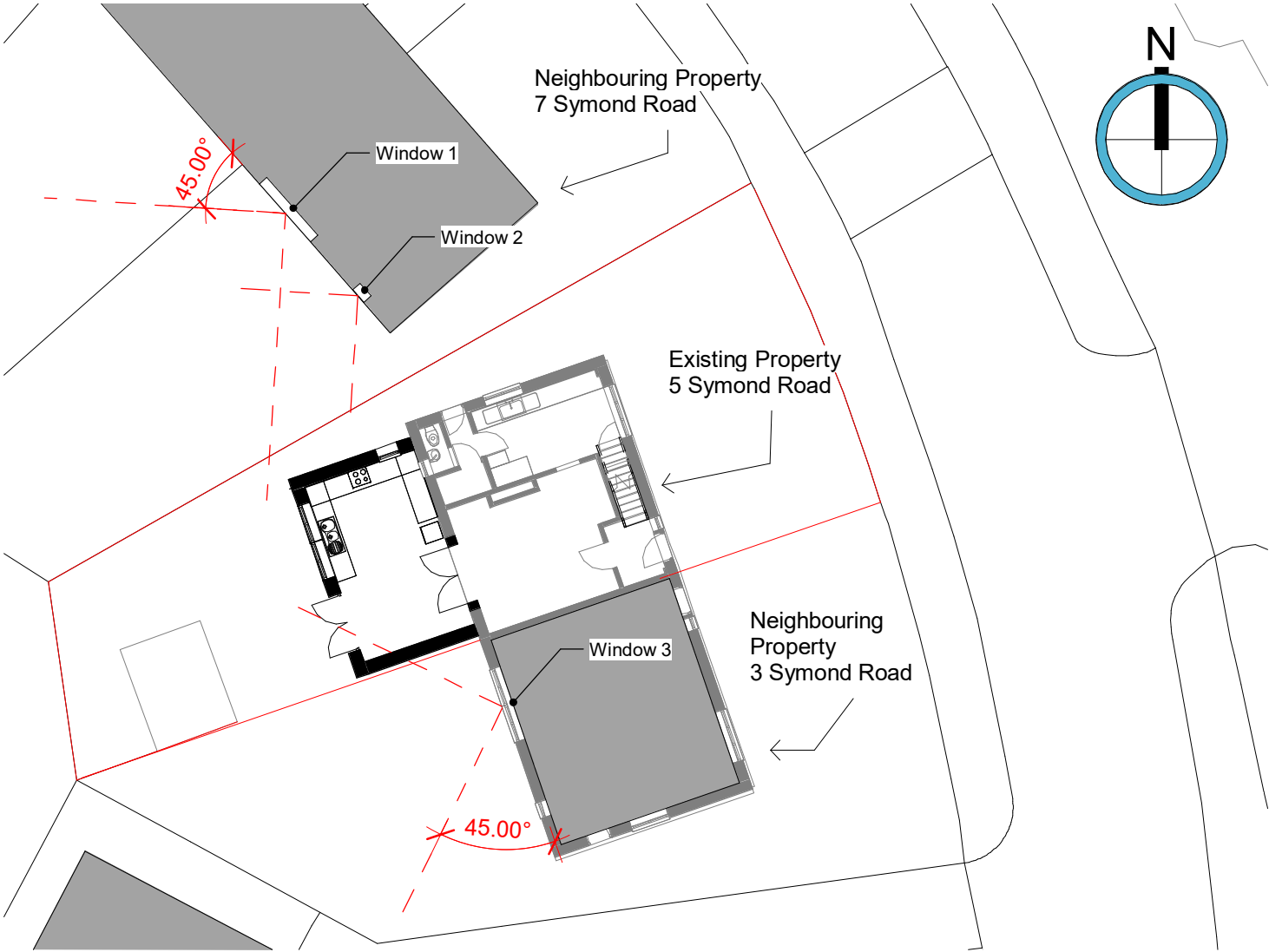
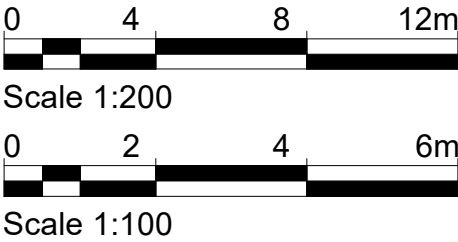
The extension may overshadow the Window 2 for a period in the middle of the day, when the sun is low (i.e Winter) This has been minimised by keeping the proposed extension single-storey and only 4m in depth. In addition this window is to a wc and not a habitable room.

4.2 - Assessment of Impact to 3 Symond Road:

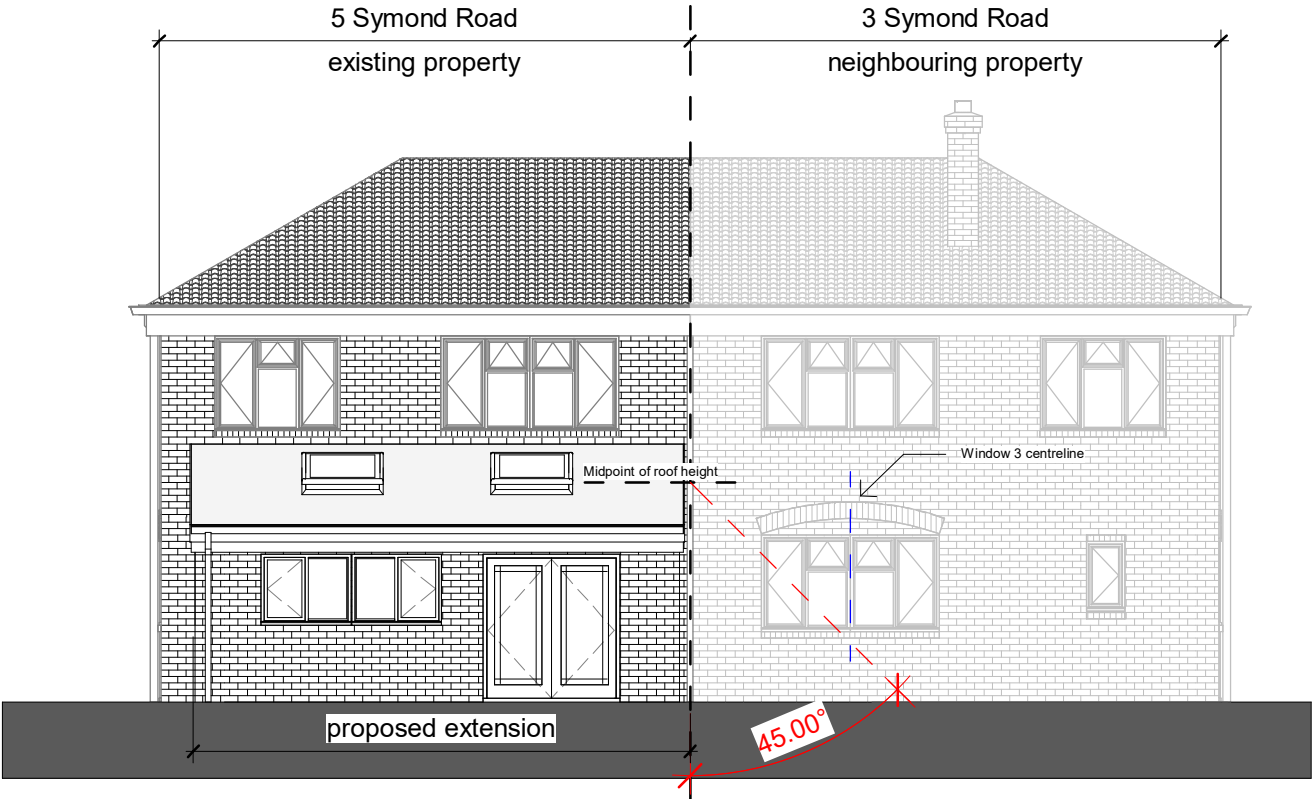
Window 3

Due to its orientation & position, the extension should not overshadow Window 3 during the daytime.

This application is accompanied by a Statement of Support signed by the neighbour at 3 Symond Road indicating support for the proposed extension.



1 Level 0 - Site Plan & Overshadowing
Scale - 1 : 200



2 SE Elevation - Overshadowing Study
Scale - 1 : 100

Copyright, ALNBM ©

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers".

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Rev	Description	Dr'n	Chk'd	Date

ALNBM

Tel: 07950553859

Email: antonia@alnbm.co.uk

www.alnbm.co.uk

Client
Mr Lian Phat Tu

Project
5 Symond Road M9 6GS
Rear Extension

Drawing
Design Statement

Project No.
001

Drawing No.
AB-XX-00-DR-A-7060-0030

Status
Planning

Created
Date

• SK
• 21/05/2021

Checked
Scale

• AB
• As Indicated

Printed on : 06/06/2021 17:28:18