

For: No 9 Ansleigh Avenue, Crumpsall, Manchester M8 5SU

PREVIOUS PLANNING APPLICATION REFs:

092010/FH/2009 &

096270/FO/2011/NI

SUMMARY:

This planning application follows the planning application approvals referenced above, and proposes to construct a detached dwelling on what now comprises a vacant site where the existing semi-detached property needed to be demolished owing to the decay and poor condition of the existing building fabric.

STATEMENT OF JUSTIFICATION:

In implementing planning approval 092010/FH/2009, stripping-out works on the existing semi-detached house revealed that the construction fabric of the existing building was in very poor condition and found to be irreparable and in need of demolition, and therefore wholesale reconstruction. Planning application 096270/FO/2011/NI was submitted and approved for complete demolition and reconstruction of the house as per the approved planning application for an extension with some amendments.

The current application however proposes the repositioning of the reconstructed dwelling at a distance of 1.5 m away from the existing property adjacent (No. 8) for the following reasons:

1. to avoid disrupting the neighbours during the reconstruction of the project. A new wall has already been constructed to seal and insulate the existing party wall to the neighbouring dwelling in line with Building Control requirements. The applicant is therefore keen to avoid further disruption to the neighbours hence the proposed adjustment to the position of the new dwelling.
2. to avail of advantages of detaching both of the dwellings, from the point of view of improved acoustic insulation, improved thermal insulation, simplified party wall conditions, optimisation of potential and attractiveness of both properties, all within the bounds of current planning legislation.

There is no fixed style of property in the other dwellings on Ansleigh Avenue and indeed each house differs in appearance from the other. As the proposed works would not now be an extension to an existing dwelling and maintains no physical link with existing properties, it is therefore appropriate that it be regarded on its own merits as a standalone property. It does however seek to maintain the domestic scale, materials and proportions to that of neighbouring properties whilst forging its own identity. Furthermore, the applicant has retained and cleaned much of the existing bricks with a view to reusing the material within the reconstruction work.

Parking and access arrangements do not differ from that of the planning approval as does much of the scheme.

<u>USE:</u>	Single family dwellinghouse (now detached).
<u>AMOUNT:</u>	Proposed new dwelling is of commensurate size to No. 9 prior to demolition, together with the extension approved in application 096270/FO/2011/Nl.
<u>LAYOUT:</u>	Site layout as per that approved in application 096270/FO/2011/Nl, with the exception of the repositioning of the proposed property at a distance of 1.5m away (west) from No.8 Ansleigh Ave adjacent. New garage is constructed on site in accordance with previously approved planning applications above.
<u>SCALE & APPEARANCE:</u>	Domestic scale overall, commensurate with that of the varied properties in the area. Detail as per domestic detailing. Materials as those found in the area, reclaimed & new brick, render, uPVC windows, doors, fascias, soffits, bargeboards, concrete roof tiles, plain hung wall tiles, painted steel.
<u>LANDSCAPING:</u>	As approved in application 096270/FO/2011/Nl; permeable surfacing to hardstanding/parking areas. Existing boundary planting to remain.

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September 2011