

DESIGN AND ACCESS STATEMENT

for the

SINGLE STOREY SIDE EXTENSION



at

8 OLNEY AVENUE
SHARSTON
M22 8AB

for

JESSICA HOLMES AND MARK WOOD

prepared by



M&M ARCHITECTURE
RIVERSIDE DRIVE
URMSTON

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1.0 Introduction

This report identifies the design issues relevant to the proposed single storey side extension at 8 Olney Avenue, Manchester and provides an assessment of their implications for the accompanying householder planning application.

2.0 Property and Site

The property is a three bedroom semi-detached property with drive to the front and garden to the rear. The property is constructed of brick with white PVCu windows and doors.

3.0 Assessment

The site is located within a built-up residential area. Site boundaries consist of concrete posts and timber fence panels.

4.0 Involvement

The homeowners appointed designer Matthew Barnes of M&M Architecture to assist with the design of the proposed alterations. They sought advice on the design guidelines and regulations of Manchester Local Authority.

5.0 Design

The proposed alterations have been designed with consideration given to the NPPF and Supplementary Planning Documents.

We feel that the design is appropriate in its context. All elevations incorporate the above principles and all new openings and details are sympathetic to the existing property. The materials chosen will match or complement existing and will avoid clashes and poor aesthetics.

No trees will be removed or harmed as part of the proposals.

The properties which will be most affected by the proposals are number 6 & 10 Olney Avenue. The amenity, light and privacy of these dwellings have been considered during the design process.

6.0 Use

8 Olney Avenue is an existing dwelling house and will remain as such.

7.0 Layout

The proposed alterations include a single storey side extension to form a Lobby, Shower Room and Garage. The net increase of floor area would be 19.44m².

8.0 Sustainability

The proposed development has taken account of the need to incorporate sustainable design principles and energy use. The main proposed external materials are highly durable and long-lasting, requiring little or no maintenance. The client is also happy to consider renewable options for any mechanical and electrical services that require upgrading as part of the development, including, but not limited to, PV/solar thermal panels, ground/air source heat pumps and thermal stores.

The National Planning Policy Framework (NPPF) published in 2012 is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

9.0 Vehicular Access and Transport Links

Pedestrian and vehicular access is directly off Olney Avenue and this will be unaffected by the proposed extension.

10.0 Car Parking

The two car driveway will remain unaffected by the proposals.

11.0 Conclusions

The proposed dwelling will be an excellent development and will greatly improve the internal accommodation for the client. The alterations will not detract from the street scene and will offer larger, more suitable accommodation for an existing resident. All appropriate guidance has been taken into consideration and we are confident that the proposals should be acceptable to the local authority.