

DESCRIPTION OF PROPOSED DEVELOPMENT: Side Extension to property 33 Alness Road, Manchester, M168HL

SITE AND PROPOSAL

Planning permission is sought for the erection of a one-storey side extension and rear extension to provide additional living accommodations for the applicant's children. The proposed extension follows the existing perimeter of the house – as shown in the proposed drawings.

SITE LOCATION AND ACCESS

The site is situated in a residential area in Whalley Range; surrounded by detached and semi-detached houses. Parallel to Alexandra Road South, it is only a 5-minute walk from Alexandra Park, and an easy walking distance to the centre of Whalley Range.

The house sits on 421sqm which includes a large garden; the house ground footprint is 101sqm, which is too small for the family.

DESIGN, LAYOUT & AMOUNT

The proposed extension aims to make use of the extra space on the first floor over the existing one-storey ground floor rooms. This is to accommodate for an extra bedroom and storage for the youngest child in the family, while providing a bike shed as there is currently nowhere to store the bikes. The current fourth bedroom is too small, so will be used as a study room and the proposed plans will provide a more reasonably sized bedroom.

The proposed takes into consideration the surrounding property lines and what has been recently approved within the area; layout has been carefully designed to keep the existing edge of the house on the ground floor in line with the extended first floor. The proposed bike shed extends 1.2m from the existing garage, lining up with the porch. The ground floor extension totals 2.4sqm, while the first floor totals 36sqm.

The proposed development seeks to ensure that the character and quality of the site context is carefully considered, using materials and style that mimic the surrounding area.

Windows are included in each bedroom, bedroom 4 facing the front of the house, and bedroom 5 with a window facing the rear. To get sufficient daylighting into the narrow rooms, the proposed incorporates north-facing roof lights on a pitched roof that mimics the existing roof style. The frosted window at the south of the house is being replaced in the new extension in around the same location, along with the window at the rear of the house.

The extension is designed so that they do not affect the privacy of the neighbouring homes or gardens. There will be no instances of overlooking, over shadowing or loss of light as a result of the development due to its scale and siting. As such, the proposal is in line with good design guidance while providing additional bedrooms.

Yours sincerely,

Tessnim Tolba,

Muse Architects