

DESIGN & ACCESS STATEMENT

The existing property is an end terrace house situated on "02 Essoldo Close, Manchester, M18 7BN". The Property belongs to Miss Sobia Anayat Ali. The owner recently constructed a lawful development in this property and now, The owner wants to construct a wet room for her son who has learning and mobility disability. Initially before the lawful development, the property had two bedrooms, one living room, kitchen and a bathroom. The owner has 3 young children and eldest son is disable. The family needs an independent living for the affected person. Therefore, they recently converted the property to 4 bedroom house. By converting the large living room into two section and creating a bedroom for her eldest son, two other bedrooms for each of the children and dormer for herself. The existing and proposed features of the property have been shown on the drawings attached. The existing building is principally brick built, pitched tiled roof with upvc doors & windows. The extension will have the same features but with a flat roof. Similar to the current porch.

PROPOSAL

Erection of single storey front extension Planning permission is requested for: • Erection of single storey front extension at ground floor for Wet Room.

AMOUNT

The details of area are as following Total Area of Plot approx 82m² Existing Ground Floor area (before the lawful development), residential approx 90m² existing ground floor area including the porch and 1.8m² Proposed covered area for wet room. The layout has been shown in attached drawings.

LANDSCAPING

There will be no effect on existing landscaping of the property.

SCALE

The scale of the work is modest, commensurate with the size of the existing building, respecting the character and appearance of the property and surroundings.

APPEARANCE

The existing front appearance will have no effect on to the surrounding buildings. The materials used in construction of walls and roof will match with existing one.

ACCESS

The site will have no effect due to this construction.