

DESIGN & ACCESS STATEMENT

for

**Proposed Rear / Side Extension
and Change of Use to HMO**

at

**392 Wythenshawe Road
Wythenshawe
M23 9DD**

for

Mr Phil Oley

Planning Portal Ref : PP-09548772

PHD

DESIGN

CHARTERED ARCHITECTS
PLANNING SUPERVISORS

9 MERSEY ROAD

SALE

CHESHIRE

M33 6HL

TEL : 0161 973 9391

07801 474646

1.0 INTRODUCTION

1.1 This statement is to accompany the planning application for a rear and side 2-storey extension together with change of use into an HMO at 392 Wythenshawe Road, Wythenshawe.

1.2 The application is submitted in full and is supported by the following drawings and reports:-

202105 / Es1	Existing Survey
202105 / OS1	Location Plan
202105 / OS2	Block Plan
202105 / SkA1	Scheme Proposals

2.0 SITE OVERVIEW

Site Context

2.1 The application relates to a site on the B5167 Wythenshawe Road, Wythenshawe.

2.2 The existing property is a corner mid-terrace 3-bedroom house which due to the corner plot has a large rear garden to two sides although no garden space to the front. The rear garden space is accessed via a communal passage to no.390

3.0 DESIGN PROPOSALS

3.1 The proposed application is a Full Planning Application for the change of use of the property from a standard residence into a 7-bed HMO along with 2-storey side and rear extension.

3.2 The change of use includes extension of the property at both ground and first floors to the side (west) and rear (north) elevations in order to achieve the required accommodation both in bedrooms and communal space.

3.3 The ground floor extension to the side (west) projects 3m from the adjacent property at no.394 and by 1.5m at first floor which complies with standard permitted extension distances to any residential householder application.

- 3.4 Likewise, the ground floor rear (north) extension projects 4.5m from the existing property however being 1.73m from the side boundary allows for this extra depth of extension, i.e. 3m projection plus the distance from the boundary which would equate to a 4.73m maximum extension. The first floor rear extension projects 3m which again due to the distance from the boundary would allow a maximum first floor projection of 1.5m plus 1.73m which equates to 3.23m, therefore complying with planning policy under standard householder extension.
- 3.5 No off-street car parking is afforded to the existing property however the applicant is in negotiating with Manchester Council over providing off-street parking by utilizing the existing grass area to the front of the terrace of houses under a separate application.
- 3.6 Even though it is difficult to provide specific off-street parking the application includes for a secure cycle store within the boundary of the site for 7no. cycles which is a much greener option.
- 3.7 The site is only 100m from the Wythenshawe Park Metro tram station giving access to Manchester Airport to the south and Manchester City Centre and other destinations to the north

4.0 CONCLUSION

- 4.1 Even though there is no off-street parking for the site, the application includes for secure cycle storage together with a Metro tram station only 100m from the site.
- 4.2 There is huge demand in the area for HMO property due to the location of Wythenshawe Hospital which is only 3 stops down on the tram and the demand from hospital staff who are temporary or locum staff for 6 – 12 month use.
- 4.3 There would be no impact on the street scene or immediate residents in the area.