

INTRODUCTION

THIS DESIGN AND ACCESS STATEMENT IS PROVIDED ON BEHALF OF:

MR and MRS OLULEKE 24 KENMORE AVENUE M22 4AF

REPORT PREPARED BY JOHN MARSDEN (CONSULTANT TO) PLANS 2 EXTEND LTD

PLANNING APPLICATION NUMBER (NOT YET SUBMITTED)

PLANS 2 EXTEND LTD REFERENCE NUMBER P2E240620

THE APPLICATION IS NOT A LISTED BUILDING

PREVIOUS PLANNING HISTORY 128057/FH/2020. This application was refused by written notice on the 24th of November 2020.

DEMOGRAPHICS

The application site is set within the urban area of Northenden. It comes under the authority of Manchester, in the constituency of Wythenshawe and Sale East in the region of the North West. At the 2011 census Northenden had a population of 14771. It is 4.1 miles from Stockport and 5.2 miles from Manchester. Didsbury lies to the North, Gatley to the East and Wythenshawe to the South and West.

PROPOSAL:

Erection of 2 No. two storey side extensions together with part single storey side extension, installation of new roof incorporating 2 no. rear roof dormers, and associated elevational alterations following demolition of existing single storey side extensions together with formation of enlarged driveway.

SITE CHARACTERISTICS

The property is set on a generous corner plot on Kenmore Avenue and projects forward onto Netherwood Road. The property has a detached garage which is located on the boundary with number 20 Kenmore Avenue M22 4AF.

The immediate area benefits from a network of excellent A road routes and motorways. The M56 is located to the south of the site with Princess Park way to the west of the site. The M60 orbital route is to the North of the site. During the development of the site, trees were discreetly placed, these have developed into quite large imposing features, some of the trees have still to reach maturity.

Professional planning and building control drawings designed within budget

A: The Print Centre, Johnson Street, Atherton, Manchester, M46 0RB
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Company No: 09784974

ARTICLE 9 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 requires a single integrated statement covering design concepts and principles and access issues to be submitted with certain applications for planning permission as detailed below. P P G provides guidance on the requirements for Design and access Statements and guidance on their preparation.

The site address is the responsibility of Manchester City

Public Transport Northenden

The area is well served with an excellent public transport system the system is so complex that we have also provided the link system for rail, trams and bus services. The main routes from the centre of Manchester by bus starts at Manchester Piccadilly. The area is well served with 21 bus stops. The service bus numbers are: 103,11A,41,288, 43, 743, 217, X4, 101, and 108. We have also provided below the route map for the Greater Manchester Transport System

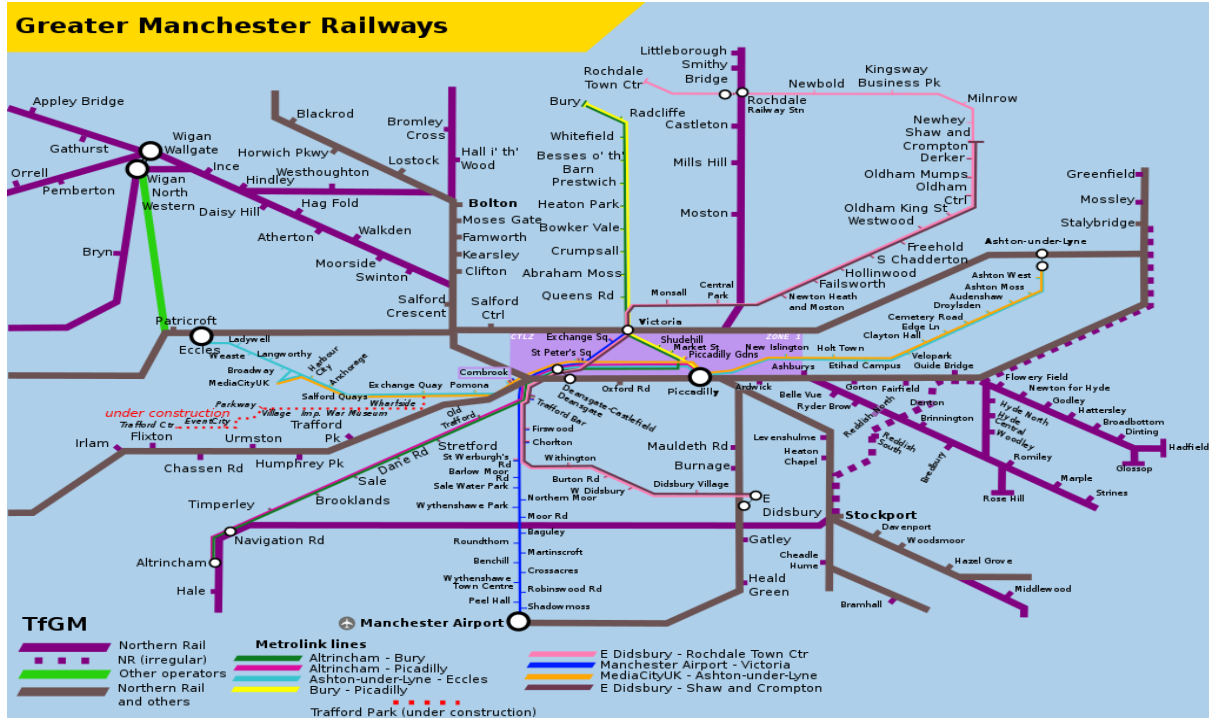
TRAIN SERVICE:

The nearest train service is located at Gatley which is 1.5Km and East Didsbury which is 2.2 Km away. We have provided the Greater Manchester train link map which is detailed below.

METRO TRAMS

The nearest tram access is located on Sale Road. We have also provided below the map of the Metro Tram Links

THE METRO TRAM LINK FOR GREATER MANCHESTER



GREATER MANCHESTER TRANSPORT SYSTEM

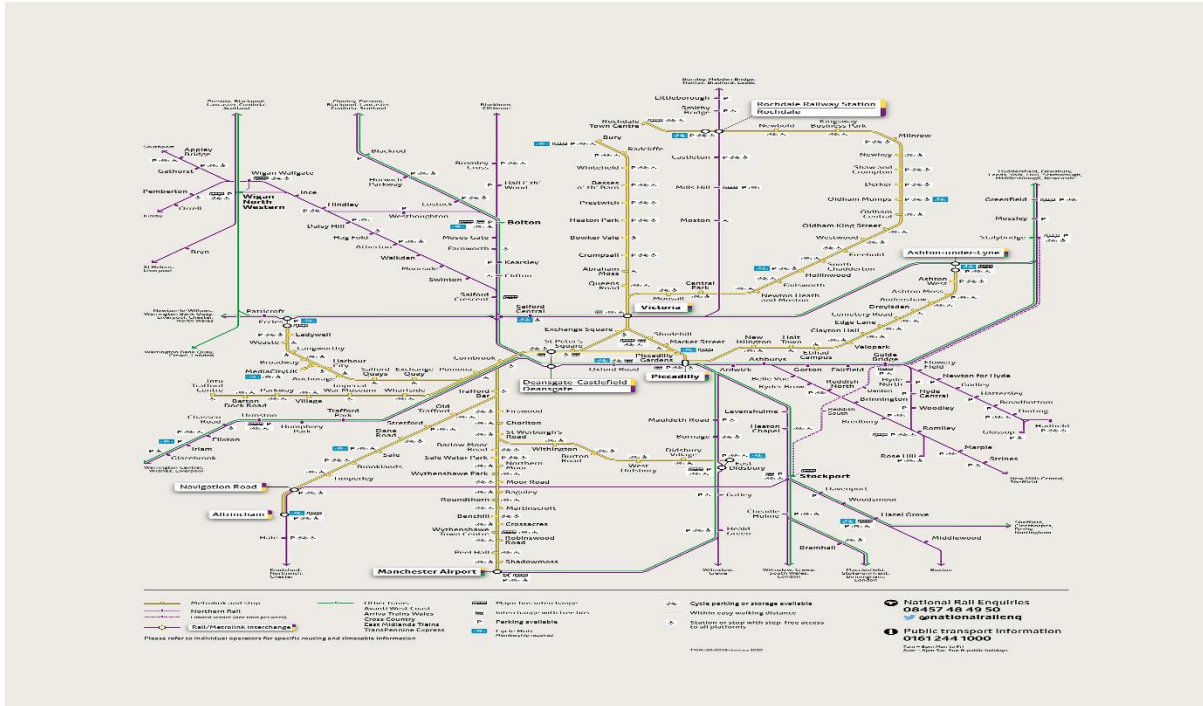


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GREATER MANCHESTER TRAIN ROUTE MAP



UTILITIES

All drains and water supply will not be affected and will be served from the existing supplies and manholes and main sewers.

LANDSCAPING

The existing driveway beyond the detached garage is to be increased in width – no further landscape changes are proposed for this application

PARKING FACILITIES

The applicants will provide vehicular parking within the boundaries of the application site, The dedicated area will be strictly for the offloading of materials and for vehicles of the work people on site.

LOCATION OF RECYCLE BINS

All recycle bins will be sited to the left elevation of the existing garage

SITE ROUTE ACCESS

The route map provides sufficient details to 24 Kenmore Avenue

DESIGN

The revised design draws upon the pre application discussions with the Principal Planning Officer the consultant, agent, and the applicants.

The internal fabric of the building is so arranged as to provide the necessary space for an expanding family.

All materials will comply with the requirements of Manchester LPA

SITE WASTE

Accommodation will be provided on the applicants site for a waste skip for any waste generated from the proposed works. re-cycled aggregate waste that can be used will be used for back fill. All other waste will where possible be re-cycled by the main contractor.

JUSTIFICATION FOR PROPOSAL

The applicant has reviewed their needs and provided a Planning Statement which details in a letter the reasons for their proposal.

The site will not change significantly a new modern extension will be provided that is compatible with the surrounding land usage and occupiers. It will not generate unacceptable levels of noise, odours, fumes, or light pollution.

Date; 15/12/2020