

DESIGN AND ACCESS STATEMENT

129 Parsonage Road, Withington, Manchester M20 4WZ
Proposed New Private Dwelling House and Garden Store After Demolition of Existing
Fire Damaged House with New Vehicular Access
For Mrs R Biba

GENERAL

Site History and Background

The site of approximately 52sq m and consists of a vacant two storey fire damaged house that has been vacant for approximately two years

A previous application was refused on 20th November 2018 ref 121320 and approved 22nd March 2020 ref 122499

There is no other known relevant planning history

Environs

The site is located near the east end of Parsonage Road and on the corner of St Chads Road with an undeveloped concrete slab probably for a double garage adjacent to St Chads Road and is part of a large residential site

The site is in poor condition aesthetically

The Scheme and Proposal

The scheme is to construct demolish the exiting two storey three-bed property its entirety as the building is in poor condition both internally and externally

The proposals have been re-designed after consultation with Planning Department to include what might receive planning permission for new extensions to the existing property to create a new 3no storey building of modern construction, be of similar design to other houses in the road and would comply with current Building Regulation requirements with access from the roads both at the front and side

The new garden store would be of similar design with match materials

Car Parking

The car-parking for 2no cars is designed to be accessed from both Parsonage Road and St Chads Road

Landscaping

A new landscaped area has been retained to the total frontage, side and rear with details to be agreed

Waste Disposal

A new waste disposal strategy will be maintained to ensure compliance with Local Authority requirements

Conclusion

We are of the opinion that these proposals enhance the site and the surrounding area to the benefit of all parties concerned