

Proposed erection of 1 No dwelling – To the land at the rear of 41 Barlow Road, Levenshulme, M19 3DB

PLANNING STATEMENT – BY CUBE7DESIGN

INTRODUCTION:

The proposals of the application is to develop out the rear of the garden of No 41 Barlow Road. The Gardens to the houses along Barlow Rd are originally very large. A number of developments have already taken place to the rear of No 43 – 53 Barlow Road. This proposal is similar but on a smaller scale.

EXISTING USAGE:

The Existing use of the land is purely garden use for the applicant who lives at No 41.

SITE GROUND CONDITIONS:

The existing site conditions are unknown. A full ground investigation will be carried out prior to any construction work commencing. However it is envisaged that there is no contamination on the site caused by the previous site usage.

PROPOSALS:

The new proposed dwelling has been designed to be in keeping with the existing street scene along Belleratt Road. The proposals are to be in keeping to the surrounding houses in fenestration terms and materials sympathetic to the area.

There is no off street parking associated with the development. Parking will be along Belleratt Road as there is no parking restrictions here. In addition, the site is positioned close to Stockport Road which supports public transport routes into Manchester and Stockport centers as well as being positioned less than ¼ mile from Levenshulme train station