DESIGN DEVELOPMENT SUPPORT STATEMENT

709 MOSTON LANE
MOSTON
MANCHESTER

The scheme comprises a small extension to a single storey rectangular annexe building to the rear of 709 Moston Lane used to accommodate special needs occupants. The extension includes a kitchen, small bedroom, storage & boiler cupboard and separate laundry room. It was constructed in January 2007 without planning permission.

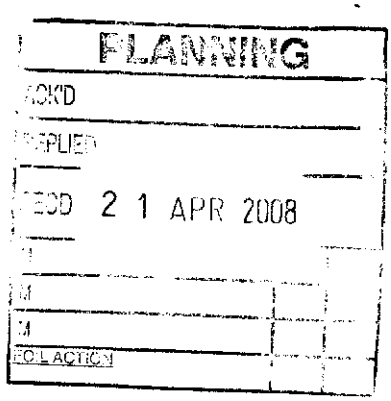
Retrospective consent is sought for design including scale and location of the extension.

The extension was added to enhance the living accommodation for the existing residents. The provision of a kitchen enabled the residents a more self sufficient environment whilst 24hour care was still available from the occupants of 709 Moston Lane. The addition of a small bedroom meant that another special needs resident could be catered for in the Moston area.

The dwellings within the immediate vicinity are a mixture of dormer styled bungalows and two storey dwellings with a mixture of finishes comprising facing brickwork walls with concrete or clay roof tiles and rendered external walls. The rectangular annexe comprises facing brickwork walls and a hipped roof with clay roof tiles. The extension is built from identical brickwork and although the roof is flat the ridges from the hips to the existing roof are carried onto the flat roof dressing the edges to both ends of the extension.

The scale of the extension reflects the general trend of adjacent dwellings.

Any parts of the design that fall below the standards set out in the Local Authorities 'Design for Access 2' document will be upgraded to meet the necessary requirements.



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16th April 2008