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Date: 08 May 2013
Project: ***Baker***

DESIGN & ACCESS STATEMENT IN RESPECT OF PLANNING APPLICATION
TO
ERECT REAR EXTENSION AT FIRST FLOOR LEVEL
AT
86 CLAUDE ROAD CHORLTON MANCHESTER M21 8DF

INTRODUCTION

The property lies within the Chorltonville Conservation Area.

Planning policy states:

'Analysis of the characteristics should enable new developments, extensions and alterations to be designed so as to complement, or at least maintain, the character of the area.

Generally, demolition of existing buildings and boundary walls should not be considered unless it can be clearly shown that new proposals on such sites will maintain or enhance the character of the area.

Particular attention will be given to overall scale, density, massing, height, landscape, site layout and access of new development in relation to neighbouring buildings and to the wider area.

This should not be seen as an attempt to impose particular architectural styles or tastes, nor is it intended to stifle innovation or originality. It is however seeking to promote and reinforce local distinctiveness.'

USE of site
The locality of the site is predominantly residential.

AMOUNT of development
At first floor level the house presently has two bedrooms, a wardrobe room and a bathroom and wc.
The applicant wishes to enlarge the bedroom accommodation to four bedrooms by building above the existing ground floor rear extension.

LAYOUT of development
The present configuration of front entrance and rear garden access will remain unchanged.

SCALE of development
The rear extension will re-use the roof structure form the ground floor extension. The resulting outrigger roof will be subservient to the main roof of the house.

LANDSCAPING
The present arrangement of front and rear gardens will remain unchanged.

APPEARANCE
In view of the location within the conservation area a design of a high standard has been prepared to complement the status.
The proposed rear extension is set in from the gable of the main house so that when viewed from the highway it does not affect the pleasing appearance of the original roof lines. The

eaves of the new roof will be set level with those of the main roof. The extension ridge will be set below the highest ridge line so that it appears subservient to the main roof. The new roof will be faced with tiles of colour to match the existing roof. Ridge tiles will be used that match the existing roof. All woodwork details to the eaves will match the existing house.

ACCESS

The property fronts Claude Road and the alterations will not change the relationship in terms of access to local infrastructure and services.

CRIME & SECURITY

There will be no adverse change to the security features of the house.

End of Statement