DESIGN AND ACCESS STATEMENT

Rear Side Extension of Kitchen as Dinning and Sitting Room

at

135 Church Lane
Manchester M9 4WH

PLANNING AND
BUILDING CONTROL
08 FEB 2013

INTRODUCTION

The Design and Access statement has been prepared in accordance with the requirements of regulation 4C of the Town and Country Planning (General Development Procedure) order 1995 and the guidance set out at Section 3 of Circular 01/2006: Guidance changes to the Development Control System.

As set out at paragraph 62 of the Circular of the level of detail required in a Design and Access Statement will depend on the scale and complexity of the application and the length of the statement will vary accordingly. Statement must be proportionate to the complexity of the application, but need not be long.

The statement has been prepared in support of a planning application that seeks planning permission for "Rear Side Extension as Dinning and Sitting Room" at 135 Church lane Manchester M9 4WH.

The proposal is described in this Design and Access Statement which is proportionate to the house under consideration.

BACKGROUND

The existing property has a mixed use as domestic and commercial. At ground floor, front room is used as a shop and rear side, a kitchen exists. The stairs to first floor goes through the kitchen. The first floor has 2 bed rooms and a toilet.

CONTEXT

The site is located at "135 Church lane Manchester M9 4WH" with a courtyard at rear of the house. The existing and proposed layout of the site is shown on the drawings.
The building is principally brick built, with a pitched tiled roof.

PROPOSAL

The existing dwelling is in-sufficient for its current use and needs extension with family requirement.

Planning permission is sought for:

1. Rear Side Extension of kitchen as Dinning and Sitting Room (single storey)

AMOUNT

There will be an increase of area at ground floor 11.8 sq. meter

LAYOUT

The site which lies on 135 Church lane Manchester M9 4WH have the main access to Church lane and a secondary access to Kingscliffe Street. The proposed changes on ground floor have been described on drawings.

LANDSCAPING

No existing trees or planting, exist in the premises of this site, thus no effect on environments.

SCALE

The scale of the work is modest, commensurate with the size of the existing building, respecting the character and appearance of the property and surroundings.

APPEARANCE

The proposed work inside the building will have no effect on the outside character of the existing property and the area, thus have no effects on environment.

ACCESS

The site has existing pedestrian access from main Brewerton Road and Kingscliffe Street with parking facility on Kingscliffe Street.