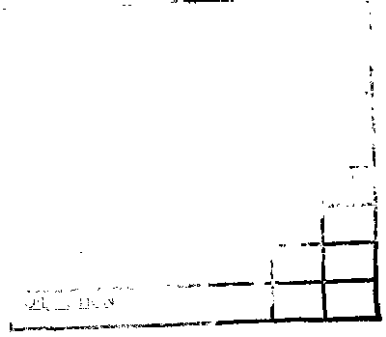


PLANNING, DESIGN AND ACCESS STATEMENT FOR PROPOSED DORMER WINDOWS AND SLATE LEAN-TO ROOF AT 23 GILBROOK ROAD, DIDSBURY, MANCHESTER M20 6WH. FOR STEVE CUNCLIFFE.

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(1) SITE DESCRIPTION

No 23 Gilbrook Road is a brick built end terraced house with a small garden area to the front and yard area to the rear.

(2) PLANNING HISTORY

I am not aware of any recent planning history.

(3) PROPOSALS

It is proposed to convert the roof void into a bedroom with a small dormer window to the front elevation. Form additional windows to the gable and form lean-to slate roof to rear extension to replace the existing flat roof.

(4) DESIGN

The design concept is based upon the need to improve the existing living accommodation, whilst retaining the character of the property, respecting the existing surrounding properties. The proposed additions will be of traditional construction in keeping with the existing buildings.

(5) ACCESS

Access to the building remains as existing. The existing approach and access is relative flat without any ramps or steps, which facilitates ease of access, especially disabled access. The property is within easy reach of the centre of Didsbury to access public transport.

(6) CONCLUSIONS

The proposals are compliant with local, regional and national planning policy.