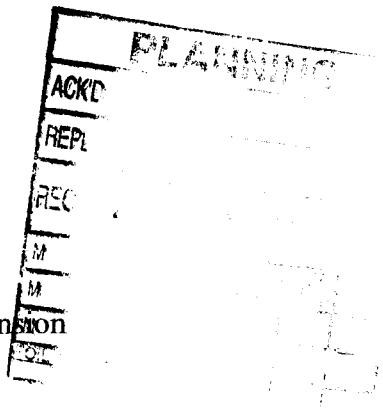


DESIGN AND ACCESS STATEMENT

RE :44 ALBEMARLE ROAD, CHORLTON, MANCHESTER,
Householder Application for Planning Permission for works or extension to a dwelling.Town and Country Planning Act 1990

The full details of the proposals are contained within the attached application forms and drawings, however it is important to understand the process by which this scheme has been arrived at, and the reasoning behind a number of the features of the proposed development. The key issues are :-

Existing House

The house is largely unchanged from its original form, save for the addition of a small porch to the side entrance.

A search of the planning register reveals that the property has previously been the subject of an application for:

"a two storey side and rear extension "

This application (ref: 081902/FH/2007/S1) was refused being contrary to the Unitary Development Plan (1995) DC.1 and H2.2. From this we have ruled out any possibility of extending to the Vicars Road side and the applicant has had dialogue and correspondence with the planning officer, Tracy Simpson, regarding the rearward proposal and changing the shape of the main roof from a hip to a gable end.

Application Proposals

The proposals involve the demolition of the existing lean-to kitchen at the rear and the porch to the side and the erection of a part single and part two-storey extension to rear to provide additional residential accommodation. The extension will provide an extended kitchen/living area,a toilet and utility area at ground floor and an additional bedroom utilising the small bathroom as an ensuite at first floor.What is currently a small third bedroom will become an adequate family bathroom.The change in roof shape will facilitate access to a fourth room at attic level.Although this attic room appears generously sized on plan, it has restricted headroom and the central area of the room has 2.0 metre height over only approximately 1.0 metre at the apex.This is intended as a child's room.

The proposals have come about in order to meet the modern needs of a young family. They have however been modified and adapted to take account of changes in circumstances and revised policy requirements that pre-application discussions with neighbours and the planning officer, and a review of the UDP policies have revealed to be important.

These specific points are :-

Access to the Property

Access to the property is currently either through gates from Albemarle Road or through the access to the garage from Vicars Road. These will remain.

Neighbouring Amenity

The potential impact on neighbouring property has been carefully considered to ensure that amenity with regard to shadows, visual dominance, privacy and outlook is not unduly effected by the proposed development. In particular the effect on properties directly adjoining the application site has been considered. The distance between the proposed rear of the new extension and the property No.18 Vicars Road will be approximately 18 metres.That property has only one small stained glass window at first floor to a non habitable room.There is no overlooking issue.The adjoining semi detached proerty will not be overlooked as side windows have been avoided. The extension is single storey on the party boundary side.The two storey section has been sited to the Vicars Road side of the property keeping it to the north of the adjoining property. It will therefore not affect the available sunlight to the rear of the adjoining property.

Building Height and Streetscape

The proposed extension has been designed to reflect the rearward development of the house styles on the opposite side of Albemarle Road which similarly have two storey extensions hipped into the main roof. The proposed hip will be considerably below the existing ridge line so that it is subordinate to the house.It was felt that a dormer to the attic should be avoided as it could look too dominant next to the existing dormer on the adjoining property.

From the frontage the proposed extension largely reflects the existing situation at similar properties such as 42, 40 and 32 Albemarle Road, all of which have been changed to a gable end in recent years.

Bin Storage

The storage of four wheelie bins has been provided next to the garage.This will ensure that the bins are stored in a tidy manner and not visible from the street.

On-site Car Parking

There will be no loss of on site car parking facilities.

Trees, Biodiversity and Ecology

A section of the privet hedge agaist the fence to the party boundary will be removed to facilitate this proposal. No biodiversity, ecology or flooding issues are raised by the proposed development.

Summary

The proposed extension has been arrived at in order to meet the needs and requirements of a young, growing family. In developing the proposals due regard has been had to various issues highlighted in pre-application discussions with neighbours and the planning officer, as well as the requirements of policies set out within the Manchester UDP.

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