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PPS5 STATEMENT
DESIGN AND ACCESS STATEMENT.

72 Braemar Road,
Fallowfield, MANCHESTER, M14 6PU.

Preface:

The proposed building work has been examining in light of the planning appeal refusals, other bay extensions at 1st floor level that were approved by the planning inspectorate after appeal, nearby extensions approved by Manchester planning department with their delegated decisions, and extensions that have been approved by the Planning Committee.

The building work has been designed in accordance with PPG 15 in a manner to the serve the requirements of the owner/occupants whilst complying with Planning Policy. The proposed building work has been designed also to comply with Manchester MBC Planning Policy guidance notes.

The existing dwelling is situated in the Falllowfield area of Manchester which has a high density of student population. It is positioned at the of end Braemar Road at the junction with Lindleywood Road. The existing property has four bedrooms and has been in student accommodation for many years. It is not a registered HMO.

An illegal bay was constructed at first floor level which was subsequently refused on appeal by the planning inspectorate. The primary reason for refusal being the position of the extension at the end of the street scene was visually prominent and unsympathetic with the character and amenity/character of the existing area. Other bay extensions further along the street scene in a visually less prominent position were approved by the planning inspectorate, under appeal.

Two storey extensions have been built at the rear of many properties in the nearby vicinity of 72 Braemar Road. These have been approved by Manchester planning department.

Amount of Development:

My clients wish to create;

1) An enlarged bedroom at first floor level by the addition of a flat roofed dormer necessary at the rear of the dwelling to create the required headroom within the two rooms. The proposed extension as a whole will be subservient to the size and scope of the existing property so that it does not appear to be over dominant of the existing rear elevation and detract from the appearance of the dwelling as a whole.
2) A new kitchen area at the rear of the existing property at ground floor level. This will allow a large area to be designated as a separate dining room. Also the lounge will become a large, private room separated off from the rest of the dwelling house. The proposed kitchen will be sited wholly in the new extension and will provide a satisfactory amenity to the existing dwelling house.

The client/owner wishes to construct a sympathetic part single storey, part two storey extension to the existing rear elevation bearing in mind at all times that he does not want to over-develop or over-dominate the existing rear elevation. It is the intention to build than cavity walls in face brickwork to match the existing, and tile the pitched roofs to match the existing. The proposed extension will then match in with the existing vernacular/appearance of the area and will not be to the detriment of it.
The proposed single Storey development projects a maximum of 3.000m and can be built on all domestic properties as 'permitted development'. Therefore one can consider that the amount of development at ground floor level is considered to be reasonable and not unduly excessive.
The proposed two Storey development projects a maximum of 1.125m and is identical to others that have been built nearby vicinity. It is a small amount of development that does not impact upon the amenity of the either of the neighbouring properties.

Access:

The proposed building works comply fully with Approved Document M of the Building Regulations, which is the governing document regarding disabled access.
The

Conclusion:

My client and I hope you consider, as we do, that the proposed building work is considered to be reasonable and can be recommended for approval.