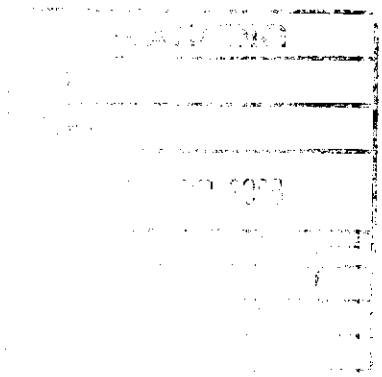
PLANNING POLICY STATEMENT
(PPG 15)

PROPOSED
FIRST FLOOR EXTENSION AND INTERNAL ALTERATIONS TO FORM AN EXTENDED BEDROOM AND EN-SUITE

14 TRAFALGAR PLACE
PALATINE ROAD
DIDSBURY
MANCHESTER
M20 3TF



27 March 2008

Produced By: DAC Design
100 Cromwell Road Stretford Manchester M32 8QL

1.0 INTRODUCTION.

1.1 This Planning Policy Statement is to be read in conjunction with the submitted drawings and documents as follows Drawing No's 09/03/08/1.

2.0 SITE OVERVIEW

2.1 This section describes the site context and characteristics

SITE CONTEXT

2.2 The Property is located within an enclosed residential area off Palatine Road, Didsbury known as 'Trafalgar Place' and lies within a declared Conservation area. The rear of the property overlooks the tennis courts of Northern Lawn Tennis Club at the rear.

3.0 DESIGN PROPOSALS VISUAL APPEARANCE

3.1 This Planning Application relates to the removal of an existing first floor conservatory accessed off an existing first floor master bedroom and the construction of a bedroom extension including an en-suite bathroom and access to an external balcony. The proposal will also include other less significant internal alterations that will enhance the accommodation.

3.2 The proposal is to replace the existing dilapidated uPVC conservatory with a more substantial brick built structure that will house the extended internal areas. The proposal also allows for the formation of an external balcony with details to match the existing balconies within the locality that compliment the adjacent buildings with historic significance and provide for a spectator amenity.

3.3 The design will include an overhanging matching slate roof finish, brickwork detailing and mortar shades allowing for the replication of all the architectural detailing around the openings including matching sandstone sills and soldier arches over all openings.

3.4 This Planning Application also relates to internal alterations aimed at providing superior and more comfortable residential accommodation.

4.0 Car Parking

4.1 The proposed extension does not remove any of the existing car-parking facility. The existing access to the site is to be maintained. There are no parking or vehicular access implications with this proposal.

5.0 SUMMARY

5.1 The proposal is to demolish an existing significant, unsightly and dilapidated conservatory and provide a more attractive elevation that overlooks the tennis courts and will be more in keeping with the spirit of the conservation area and will enhance the accommodation of 14 Trafalgar Place.

5.2 We feel that this proposal will make a positive contribution within the conservation area and by way of its appearance and improve the elevation overlooking the tennis courts.