PLANNING AND
BUILDING CONTROL

13 AUG 2012

Design and Access PPG Statement

Re: 8 Heritage Gardens, Didsbury, Manchester, M20 5HJ

Householder Application for Planning Permission for works or extensions 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. The key issues are:

Existing house

The house is one of several similar properties within the Heritage Gardens development which were constructed in the mid nineties within the Didsbury St. James Conservation Area. They are of a new multi coloured Cheshire type of brick and feature hipped roofs and painted timber sash-look windows.

The property has been extended to the rear to enlarge the kitchen, and a utility room has been created within the garage, limiting the garage to single car use. Originally a four bedroom house, the bedrooms are of minimum standards. The fourth bedroom has been converted into a dressing room as the larger double bedroom, of 11.2 square metres, leaves inadequate wardrobe space. The kitchen/dining area facing south west onto the private rear garden is the most frequently used space and it is these areas which the applicant seeks to improve.

The property is shown on the attached photo sheet.

The proposals are identical to extant Planning permission no. 089249/FH/2009/S2 and conservation area consent no. 089269/CC/2009/S2. We have been advised that it is now necessary to submit new applications as the Planning Authority inform us that it is not eligible for an extension of the implementation period.

During the course of the previous application the original design was amended to:

1. Increase the set back from the frontage. This had a minimal impact to the hedge and was to the agreement of the neighbour at No. 6 Heritage Gardens.
2. Provide a rear gate allowing access to the gutters of 6 Heritage gardens.
3. Lower the eaves line and incorporate dormers

The proposals involve the partial demolition of the existing side garage and the hipped roof of the rear extension. These areas are to be incorporated into a single storey rear extension and first floor extension over the extended double garage. This will provide a utility room, extended living space for the kitchen/living and a gym, all with a south-west aspect to the private garden.

The gym has been extended further than the utility/kitchen section, in line with the gable of No. 10 Heritage Gardens, and this allows the roof be hipped into the

lean to. Velux windows and full height windows/doors will ensure the space is well lit even in the summer when the mature tree in the rear garden is in leaf. The accommodation over the garage will provide a good sized main bedroom with an en-suite and dressing rooms.

The side extension has been designed to be sympathetic to the original form of the house, recessed from the main front wall and the eaves lowered and dormers incorporated similar to other extensions in the development. The two storey height is broken by a small pitched roof over the extended garage. The extension is similarly recessed from the rear wall of the property and the roof is hipped into the existing roof at a lower level than the main ridge. The garage doors are to be reused and materials and windows will match existing ensuring that it is sympathetic to Heritage Gardens and the conservation area.

Access to the Rear of Property

Access to the rear of the property is maintained at the side of the garage and bins are stored in the side passage out of view.

Summary

The proposed extension has been arrived at to meet the needs of the occupants and will provide much improved accommodation suitable for modern family living. Due regard has been given to the policies set out in the Manchester UDP and the design guidance for Didsbury St. James.

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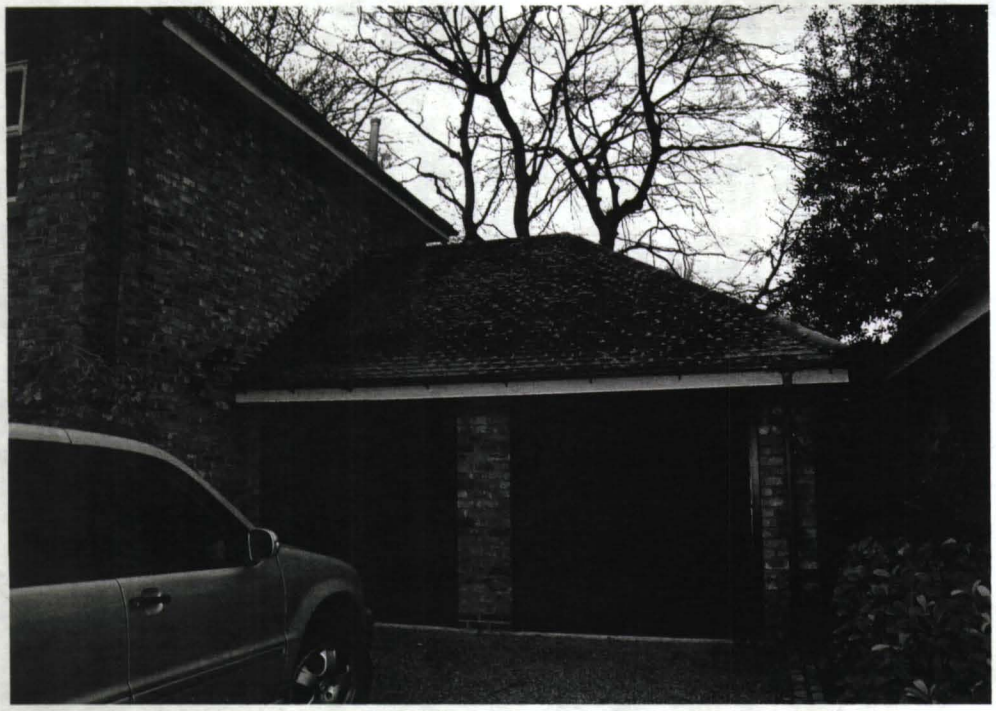
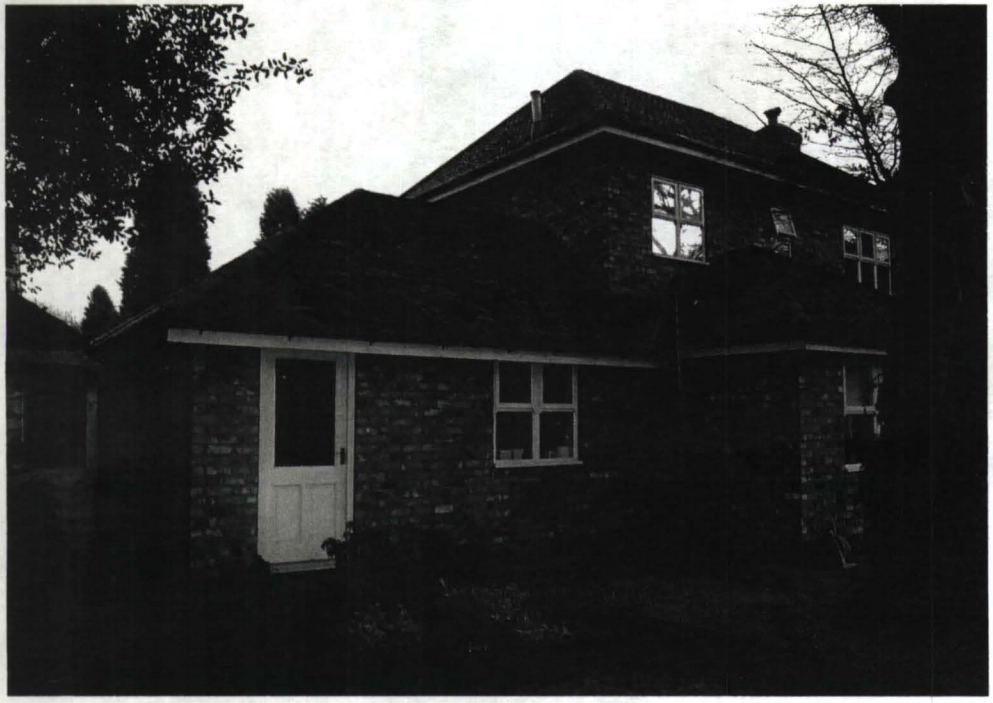
PHOTO SHEET 1







REAR



FRONT