DESIGN AND ACCESS STATEMENT

Proposed One and Two Storey Rear Extension
at 65 Victoria Road, Whalley Range, Manchester M16 8QG
For Mr M Choudhry

PLANNING AND BUILDING CONTROL
17 JUN 2013

GENERAL

Site History and Background

The site of approximately 290sq m is within the Whalley Range Conservation Area
This is a revised application to approval dated 29th January 2013 ref 100363
There is no known planning history

Environs

The property is located at the north end of Victoria Road adjacent to May Road and close to the Withington Road central shopping area and consists of a period semi-detached house constructed using with brick facings beneath a tiled roof

The Scheme and Proposal

Our client wishes include the larger porch area with ramp to allow for wheelchair access at the front and to revise the ground floor rear extension to the rear to incorporate the cellar access with a ground floor kitchen and living room extensions with small raised patio area and steps and a small first floor bedroom extension with all finishes to walls and roof to match existing
The one and two storey rear extension has been designed to augment the existing building in character and with its finishes to ensure the works comply with PPS5 requirements

Car Parking

There are no changes to the existing car parking spaces on the site

Landscaping

There are no changes to the existing landscaping to the site

Conclusion

We are of the opinion that all these alterations to the existing application with enhance the existing scheme, are not detrimental to the surrounding environment and when completed will be a benefit to the property and to the all who frequent the area