DESIGN AND ACCESS STATEMENT

Proposed New Single Storey Rear Extension
At 12 Park Crescent, Rusholme M14 5RE
For Mr S Salam

PLANNING AND BUILDING CONTROL
12 FEB 2014

GENERAL

Site History and Background

The site of approximately 350sq m is within the Victoria Park Conservation Area

The site has received previous full planning permission for garage and single storey rear extension in approximately 1998 There are no other known applications

Environs

The property is located at the east side of the circular Park Crescent and consists of a period semi-detached two storey house approximately 90 years old and constructed using brick facings below a tiled roof.

Security by Design

The proposed entrance doors to the garage will be constructed using "Security by Design" details

The Scheme and Proposal

Our client has a large rear garden area and wishes to construct new sun lounge and utility room linking with the side garage to the main house. The area of development at the rear once housed a long single garage, the foundations of which can be seen on the ground and at the neighbours rear can be seen their retained garage structure that is linked to their side garage
The construction has been designed to be complimentary to the existing developments with matching brickwork and mono pitch roof to remove to poor quality of the neighbours brick wall and roof which would comply with PPS 5 "Planning for Historic Environment"

Landscaping

It is envisaged that there will be no significant loss of garden space

Conclusion

We are of the opinion that all these proposals would enhance the surrounding environment to the benefit of the all who frequent the area