

Proposed Garage – Supporting Statement

This application seeks permission for the construction of a single-storey detached garage within the curtilage of the property at 2 Althorn Walk, Wythenshawe, Manchester, M23 2GD.

Design and Appearance

- **The garage has been designed to complement the existing dwelling and nearby properties.**
- **External walls will be finished in off-white render to match the main house.**
- **The roof will use dark grey single-skin metal sheets with a pitched design, ensuring durability while harmonising with surrounding roof finishes.**
- **Black uPVC fascia, soffits, and black metal gutters are proposed for a neat and low-maintenance finish.**

Doors and Windows

- **A black steel garage door will be fitted to the front elevation.**
- **A grey metal side access door and uPVC double-glazed windows will be installed, consistent with the materials used in the host property.**

Access and Hardstanding

- **Vehicle access will remain as existing, with no alterations required to the public highway.**
- **The garage will sit on a dark grey resin driveway with block edging, providing a high-quality finish that improves the frontage.**

Impact on Neighbours and Street Scene

- **The garage is positioned in line with existing boundary treatments and neighbouring garages, ensuring it does not dominate the street scene.**
- **Due to the site's natural levels, the structure will sit slightly lower than the house, reducing its overall impact.**
- **No loss of light or privacy will occur for neighbouring properties.**

Policy Compliance

- **The proposal respects the character and appearance of the area.**
- **All materials are high-quality and appropriate to the residential setting.**
- **The design is proportionate to the host dwelling and in keeping with the local context.**