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DESIGN AND ACCESS STATEMENT

9 Bloomfield Dr, Cheetham Hill, Manchester M8 8ER

GENERAL

This statement is submitted in support of a full planning application for the proposed renovation and single-storey rear extension of an attached residential property. The proposal includes a rear extension measuring 4 metres in width, extending to the full depth of the existing house. Internal modifications to the ground floor will incorporate an open-plan kitchen, dining area, study room, and a new utility room. Additionally, the loft will be converted into a dormer to accommodate a master bedroom and play area. The design and layout of the proposed works have been developed in accordance with the requirements and preferences of Mr. Shoaib and his family.

APPLICATION SITE APPRAISAL

Setting and site analysis:
The application site consists of a two-storey detached house with both front and rear gardens. The property faces Bloomfield Drive and benefits from vehicular access via Fairy Lane, providing convenient entry to Bloomfield Drive.

DESIGN PROPOSAL

The applicant is committed to achieving a high standard of design, and the following considerations have been considered:

- The proposed extension will significantly enhance the family's living space by incorporating an open-plan kitchen with dining area, a utility room, a family sitting area, and an office/lounge on the ground floor. Additionally, the loft will be converted into a dormer to accommodate a master bedroom and a play area.
- The extension has been carefully positioned within the rear garden to minimise any impact on the original structure of the house. This location has been chosen as the least obtrusive area and ensures that existing views are preserved, and neighbouring properties are unaffected.
- The design proposes the use of external materials that match the existing finishes of the house, ensuring visual continuity and cohesion with the original building.
- As the extension is located at the rear and within the loft space, it is not expected to cause any disturbance or nuisance to adjacent properties.

HIGHWAY CONSIDERATIONS

There are no highway considerations relevant to this proposal, as the existing access from Fairy Ln to Bloomfield Dr, is to be used.

TREES and HEDGES

There are no trees and hedges to the whole of the application site, to be retained as existing.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

POLICIES

This proposal has been designed with regard to the Planning Portal Summary (single story extension with new dormer floor).

ACCESS

The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale and the use of appropriate materials.