



PLANNING STATEMENT.

269c Brantingham Road Chorlton Manchester M21 0DZ

Date: 16/06/25

Address:

269c Brantingham Road Chorlton Manchester M21 0DZ

Introduction:

This Design and Access Statement has been prepared by Blueprint CAD Ltd in support of a Householder Planning Application at 269c Brantingham Road Chorlton Manchester M21 0DZ. The statement has been produced on behalf of the client, Mr Greg Poole.

Description of the proposed works:

Improvements and enhancements comprising of the following elements:

- Proposed flat roofed rear dormer to form 1No bedroom & 1No work from home study to form new 2nd floor level, with associated internal alterations at 1st floor level.
- 2No New Velux rooflights fitted to the existing front roof slope of the principal elevation facing Brantingham Road.

Use:

The property was originally built for residential use which is typical of the local area. The use of the property will remain as a single family dwellinghouse after the proposed building work has been completed.

Amount:

The proposal seeks to create 1No additional bedroom & 1No work from home study to form accommodation within the attic for use by the client's family.

The existing footprint of the house will be retained, with proposed changes largely concerning the attic floor and roof.

The dormer is positioned wholly at the rear of the existing dwelling with the dormer cheeks being set in from either side and with the rear dormer wall being set back up the rear roof slope a minimum of 1150mm.

Layout:

The ground floor layout will remain unchanged. The 1st floor layout will be adjusted to accommodate a staircase to the new 2nd floor accommodation. The new 2nd floor comprises 1No bedroom & 1No work from home study, and built-in storage.

PLANNING HISTORY:

1) APPLICATION Ref. No: 141747/FH/2024 – 267D Brantingham Road Manchester M21 0DZ approved 29TH JANUARY 2025 – THE PROPOSED WORK IS IDENTICAL TO THIS RECENTLY APPROVED APPLICATION.

2) APPLICATION Ref. No: 140241/FH/2024 – 269E Brantingham Road Manchester M21 0DZ, approved 31ST JULY 2024 – THE PROPOSED WORK IS IDENTICAL TO THIS RECENTLY APPROVED APPLICATION.

We understand that each application is individual and judged on its own merits. However, applications 141747, & 140241 clearly demonstrate what Manchester City Council Planning department are minded to approve in relation to size/scope/positioning of dormers situated to the rear of the existing dwelling in this street-scene within Chorlton-Cum-Hardy. The proposed building works do not differ in any measurable way to that recently approved at 267D Brantingham Road & 269E Brantingham Road.

Conclusion:

The proposed dormer to the rear is not visible from the street scene. The dormer is positioned set back within the roof-scape. It is subservient and it does not affect the lines of the original roof-scape.

Further to this, the dormer will be finished in materials that match with the existing roof finish. Minimum distances between habitable windows have been maintained/achieved.

It is considered that the proposals do not have a negative impact on the immediate street scene as a whole and show conformity with previous recent identical Planning Approvals



Kevin Maloney Blueprint CAD Ltd