Conservation area statement
for
64 Claude Road, Chorlton, Manchester M21 8DF

This statement has been prepared to support a planning application for dormer roof extension.
The dwelling lies on Claude Road in Chorltonvillie conservation area. Chorltonville is a housing estate on a flat site near the Mersey Valley on the south side of Chorlton-cum-Hardy, which is located approximately four miles south-west of Manchester city centre.

The property is 2 storey detached dwelling house. The property has good sized plot. Built in red facing Brick and render, red roof tiles to roof.

Main gabled roof ridge height is approximately 2.7m, left side gable is lowered roof approximately 1.6m.

Applicant need additional accommodation so its proposed to have flat roof dormer to side elevation which will be much lower from main roof and behind and up to side ridge so it will not be visible from front elevation.
A small pitched roof is proposed to other side elevation for staired access.
Dormer wall hung tiles to be matching with main roof.

No addition to footprint of existing dwelling, utilising existing loft space.

We believe that the application should be approved on the grounds that the proposed scheme will improve the building; We trust the proposed change would not have an adverse impact on neighbours or on the character of the area.

The site is large enough to cope with this type of development with no impact on conservation area, surrounding for privacy and overlooking issue.