

Supporting Planning Statement And Addendum to Flood Risk Assessment

**s73 Application for Variation of a condition
following planning consent 136320/FH/2023**

**Erection of single storey extensions to the side and rear and
erection of entrance porch at**

Ashfield Lodge Bungalow, 227 Palatine Rd, Manchester M20 2UD



Figure 1. Existing Bungalow

1. BACKGROUND & REASON FOR THE DESIGN CHANGE

- 1.01 The application site is a detached bungalow to the south of Ashfield Lodge. Originally built as a caretakers bungalow it is now a separate dwelling. Planning permission was granted 24th April 2023 for rear and side wraparound extension to the south and east and a new porch on the west, the north side steps and entrance to be removed, new entrance steps and raised patio and various changes to doors and windows throughout.

- 1.02 It was always the applicant's intention to transform the existing bungalow, not only by extending and changing the layout but to also change the external materials. The previously approved drawing shows cladding on proposed drawing 002 compared to the existing brickwork shown on drawing 001, yet there was an error made on the planning application form where it stated materials were to match existing. This was not what the applicant wanted and he didn't realise it was incorrect until the planning decision notice came through with a condition that materials were to match the existing.

2 PROPOSED DESIGN AND MATERIALS

- 2.01 The proposed external materials:

It is proposed to change the wall finish from brick to a combination of charred wood cladding, stone cladding and silicone render in a similar shade to the stone cladding. Windows, doors, fascias will change from white to grey. The change of materials also applies to the existing bungalow to match the new extension.

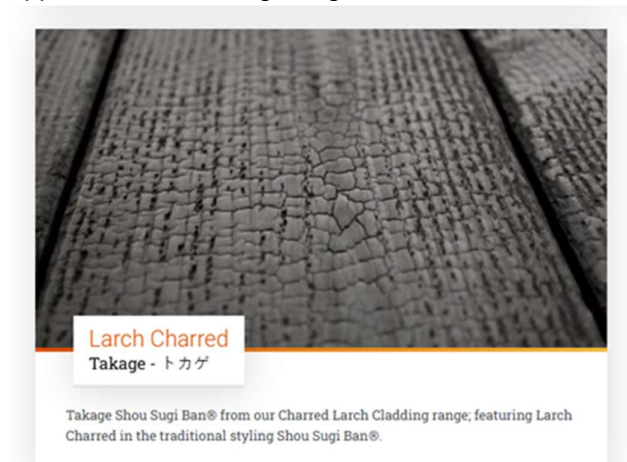


Figure 2: charred timber cladding

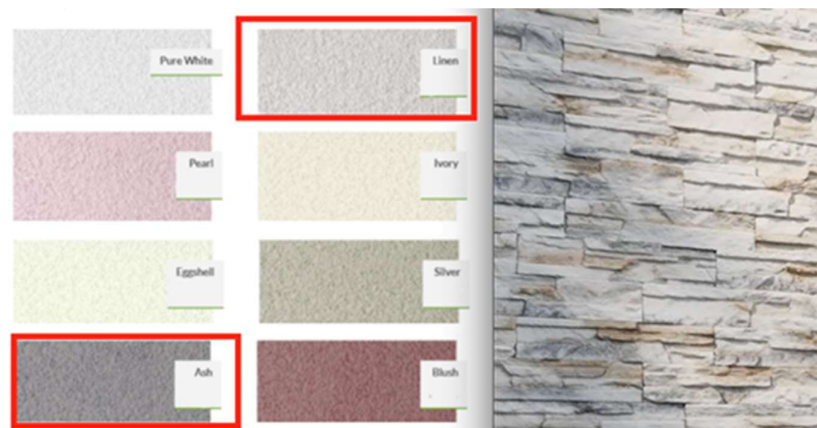


Figure 3: grey stone cladding slips and render in similar colour to the stone



Figure 4 : 3d view



Figure 5 : 3d view

The new materials will add a contemporary twist to the building while the roof form and roof tile remain as existing (grey imitation slate tiles and eaves overhangs). The bungalow is surrounded by trees so the roof detailing needs to be kept simple and functional (easy to clean the leaves and debris out of gutters) and the timber and stone wall cladding will suit the woodland setting.

In our opinion the proposed change of materials has no adverse effect on visual amenity and will not be harmful to the character of the area. High quality natural materials are proposed which are sympathetic to the woodland landscape setting on the site.

- 2.02 The proposed design seeks to improve the internal layout to better use the available space, while retaining more of the existing external wall structure and roof structure. The amount of floor-length glazing is reduced to just the entrance door which will be a flood proof door (including flood proof glazed side lights) and the triple bifold door with demountable flood barrier. The design still includes roof lights to bring more light into the building from above as it currently is overshadowed by the surrounding trees.

The proposed changes to the fenestration will increase privacy compared to the previously approved design because there will be no full length glazing on the back of footpath. The windows and doors are well-proportioned and the appearance is balanced.

3 ADDENDUM TO FLOOD RISK ASSESSMENT

- 3.01 The bungalow recently flooded at the end of December 2024. The water came up via the air bricks through the timber suspended floor by a few inches throughout the whole floor area.
- 3.02 In addition to carrying out the recommendations in the previously approved Flood Risk Assessment, additional flood mitigation measures will be as follows:
- Anti Flood Air bricks will be installed throughout the existing bungalow and extension floor voids which close automatically in the event of a flood.
 - A flood door will be installed as the new front door.
 - 600mm high Demountable flood barrier fitted across the triple bifold doors.
 - All other windows are to be at least 600mm above finished floor level.

4.0 CONCLUSION

- 4.01 The massing and height of the building remains the same as previously approved and the materials represent a betterment for the woodland location.

The design also includes measures to improve flood resistance and resilience to better protect the bungalow against future flooding.

We ask that the variation to conditions 2 & 3 be approved.

Jenny McIntee
Revision B April.2025 External Materials updated