

GSS24182 – 14 Grange Drive - Planning Statement

Site

The application site is situated in Manchester City Council, at 14 Grange Drive, M9 7AL.

The existing dwelling is a two storey, end of terrace, corner property. The dwelling sits on the corner of Grange Drive and Lea Drive.

The site currently houses the two storey-dwelling, with a single-storey rear extension, as well as a detached, single-storey, timber garage, which sits to the right of the dwelling, within the property boundary. The main outdoor amenity space is located at the rear of the property, and there is also a small front garden.

The property can be accessed via a front gate on Grange Drive, or via a side gate on Lea Drive.

The surrounding properties, at Number 1 Lea Drive (adjacent to the site) and 2 Lea Drive, are currently owned and inhabited by family members (brothers).

Proposal

This planning application for 14 Grange Drive, is for a two-storey side extension which will cover the footprint of the existing garage, a first floor rear extension and a loft conversion with a rear dormer.

Included in the proposal, is to make the ground floor fully wheelchair accessible with a ramp for entry at the back door, accessible through side gate on Lea Drive.

Background and Justification – Accompanying Information

14 Grange Drive, now owned by Mike Bradley, originally belonged to the Bradley parents.

Upon the passing of Mrs Bradley senior and the moving of Mr Bradley senior into a care home, the applicant, Mike Bradley, purchased the house from his parents in order that his father would be able to continue to self-fund his care at the senior care home.

The applicant, Mike Bradley (son of Mr & Mrs Bradley senior), currently lives at 2 Lea Drive. Mike has 2 brothers. One brother, Paul Bradley, lives at 1 Lea Drive. The second brother, John Bradley, is disabled and suffers from MS.

It was always the Bradley parents' wishes, that when their disabled child will require high level care, that he be cared for at home by family, who live in the adjacent houses, as opposed to entering a disabled care facility.

As John's condition has deteriorated and he now requires closer support; the applicant Mike Bradley, and his wife, have decided to provide the in-house, high level, care which

John requires. The proposal seeks to create a completely bespoke ground floor living space to cater for the disabled needs of John Bradley, complete with a fully accessible, wheel-chair friendly, living and dining area, kitchen, bedroom, toilet and bathroom/wet-room, as well as wheelchair access to the rear of the property. Mike and his family (wife and 2 children), will inhabit the first floor and the converted loft space. The upstairs levels, will need to be big enough to house Mike Bradley and the other members of his family (wife and 2 grown children), including ample bedroom space, kitchen and living areas.

This would require a two-storey side extension, first floor rear extension over the existing kitchen and a full loft conversion across the existing house and the side extension. The loft would include 2 small pitched dormers at the front of the property and a flat roof dormer at the rear.

Understandably, this project will largely increase the size of the property but it will enable suitable ground-floor living space and functionality for the severely disabled John Bradley, whilst ensuring that he receives full-time, in-house, care from his family.

The neighbouring property, at 1 Lea Drive, is the adjacent property which will be the most impacted by this proposed development at 14 Grange Drive. However, the property at 1 Lea Drive is owned and inhabited by the third brother, Paul Bradley, and he is in full support of this project. He shares the vision for keeping John at home under family care and is invested in having him next door so he can also support, and be involved in, caring for John.

Furthermore, many of the other neighbours have lived there for many years and know Family Bradley well, on a personal level, and are in support of this project.

Conclusion

In conclusion, this application seeks planning permission for a two-storey side extension and loft conversion at 14 Grange Drive, Manchester.

The proposal, driven by compassionate family circumstances, aims to create a bespoke, wheelchair-accessible living space on the ground floor for the applicant's disabled brother, John Bradley, enabling him to remain in the family home and receive necessary care.

The upper floors will be reconfigured to accommodate the applicant's family. While the development represents a significant increase in the property's size, it addresses a critical need for specialized accommodation and has the full support of the immediately adjacent neighbours and the neighbouring families in the surrounding area, who have known the Bradley family for many years. The proposed alterations will ultimately facilitate continued family care for a vulnerable individual within a familiar and supportive environment, fulfilling the long-held wishes of the family.