



089-C1-D&A Statement

January 2025

**ERECTION OF A SINGLE STOREY SIDE EXTENSION,
NEW REAR DORMER, NEW FRONT SKYLIGHT AND
PARTIAL CHIMNEY REMOVAL**

5 Moorland Road, Didsbury

Design & Access Statement

1. Introduction

This design and access statement has been prepared by Jeffrey Jordan Architects in support of the proposals at 5 Moorland Road.

This document has been prepared in accordance with the guidance published by the Commission for Architecture and Built Environment (CABE). This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted.

2. Use

The proposed site is a residential property located on Moorland Road in Didsbury. Moorland Road is a residential area with a mix of varying period properties. The dwelling is a semi-detached property and will remain as residential use.

3. Amount

The existing site area is 0.029 ha

The gross internal area of the proposed side extension is 14m².

The additional volume created by the rear dormer is 36.3m³.

4. Layout

The proposed side extension provides a utility/storage space. The proposed dormer adds floor space to the current second floor bedroom.

5. Scale

Both the proposed side extension and rear dormer are appropriate in scale and would class as permitted development, meeting all size requirements.

6. Appearance

Both the proposed side extension and rear dormer use materials that are similar in appearance to the existing house and would class as permitted development.

The top of the chimney stack on the side elevation is to be removed as it is not currently in use and causes internal damp issues. There are limited views of this chimney stack from the road and the removal will have a very limited impact on the property's appearance.

7. Access

The site can be accessed by car and foot plus, there is also nearby access to local bus services. The proposal will comply with Part M in accordance with Building Regulations.

9. Conclusion

Overall, we propose the development does not cause any harm to the neighbours and surrounding area. It is considered that the proposed development accords with planning policies. The applicant is keen to produce a high quality home that fits well within the local environment.