

Planning Statement

For

4 Rowsley Avenue

Didsbury

M20 2XD

June 2024

By

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Background:

The applicant purchased this property over 20 years ago, the property has been empty for over 10 years waiting for a reasonable plan of investment to be occupied by a few tenants. The applicant is planning to invest in this property to provide quality residential units suitable for the area needs, it is very important to note that the property has been vacant for a long time and require some urgent enabling work to be occupied.

Property Description

The applicant's property is a detached three storey dwelling that was built in late 1960's, the house is construction with cavity wall construction finished in brickwork externally and pitched roof finished with concrete roof tiles located in cul-de-sac of similar character dwellings. Detached double garage is part of the property which is currently being used for storage.

Site History

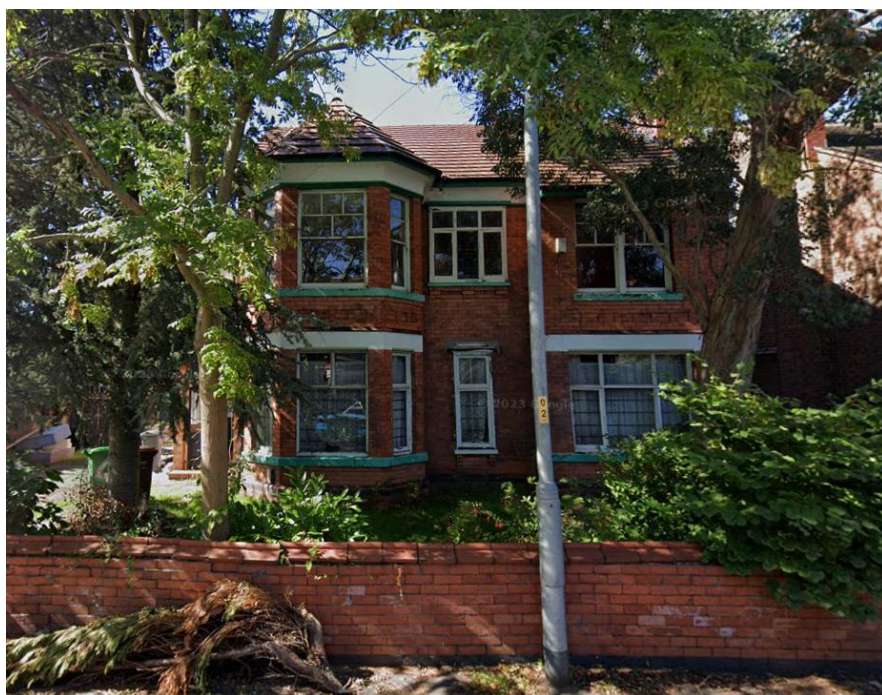
102158/TPO/2013/S2 Works to tree Approve

124846/FO/2019 Change of use from single dwellinghouse to five self-contained flats. Returned.

125529/LP/2019 Certificate of lawful proposed development for the erection of a single-storey rear extension and alterations to garage roof. Refused.

126164/LP/2020 Certificate of lawful proposed development for the erection of a single-storey rear extension. Approved.

131091/FO/2021 Conversion of dwellinghouse into 5 no. self contained flats together with a two storey rear extension and associated car parking, bin store and amenity space. Refused 2023



Principle elevation of No 4 Rowsley Avenue

Planning Statement

It is clear that this property has not been extended since it was originally built in the 1960s.

The applicant invested in this application to utilise the property to multiple flats and improve its conditions without detrimental implication to the neighbourhood. The applicant tried to stay away from altering the principal elevation of the house to the minimum and limit the alterations just to comply with building regulations in terms of providing emergency exits in case of fire by having, therefore the windows should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through).

The local area in which the site is located is under Manchester City Council. The application site address is within area of typical dwellings within the immediate vicinity. It is constructed of red brickwork walls and red plain clay tiles. The property benefits from a large rear garden of 145 square metres, a double detached garage and a fairly large drive way (4No cars) & front garden of 95 square metres.

Proposed development

- Internal alterations will be done to the existing dwelling to create bedrooms, toilets and kitchens.
- Repairs will be carried at the front to provide four parking spaces.
- A secure bike shed can be provided if needed at the rear of the dwelling. The tenants will also benefit from a regular bus service and shops within a short walking distance from the dwelling.

Design Principles

- To respect the character, materials, form, massing, appearance of the existing building and the neighbourhood, the interior design has been carefully designed to maintain that.
- Avoid adding any extension to minimise impact to the neighbour's amenity.
- All proposed building materials are to match those of the existing as closely as possible where external repairs to be carried out.
- The applicant is committed to delivering high quality affordable accommodation. The photos below are examples of the standards the applicant is willing to provide to emphasize the quality of space they aim to deliver.



Conclusion

The applicant has made every effort to comply with the requirements of the National Planning Policy Framework. The enhancement to the existing vacant house will ensure that the resulted development will have minimal impact upon the surrounding environment and will be considered a sustainable development to avoid keeping this vacant house any longer and ease the issue of residential shortage. It is very important to note the planning history of this property and how the applicant tried a few previous proposals but this particular one has the minimal impact as there is no major work to be done or any massing added.

It is therefore respectfully requested that planning permission should be granted. We hope that the submitted application with the supporting documents will meet your approval, if however, Officers may have any concerns with the proposal it is requested that they contact the agent. Once planning permission is granted a detailed schedule of work will be prepared to start the development as soon as possible.

