

Design Statement: 35 Sandilands Road, Manchester M23 9JN

35 Sandilands Road, M32 9JN is a three bedroomed semi-detached house. Completed in about 1948, the house occupies a larger than average site.

The garden room is for the enjoyment of the house and particularly garden, though not self-contained living accommodation. It is a simple flat roof design. Vertical timber boarding to the front and part of the side elevations. With steel vertical profiled cladding to the rear and part of the sides. They will be complementary in colour.

Internally it is basically a single room with small toilet area and brew facility. These are for our convenience.

To one side is sited an existing steel shed. It is hoped that this will be replaced with a more sympathetic structure at a later date. Behind the shed is a tall mature hedge, about 4.5 to 5 metres high.

We believed, from the planning portal, that the design would be permitted development. To ensure this, we submitted a permitted development application. It seemed that supplementary guidance suggested that for a flat roofed building the eaves level should be as a pitched, ie, 2.5m.

So whilst the layout, front elevation are all within permitted development criteria, the rear eaves level is in question. We wish to retain the height to give good headroom within the building.

These issues a conversation with Mr Robert Tyrer on the 6th March 2024. In our discussion, the use, location, footprint, and front elevation all came under permitted development. He felt the extra height (of the approximately 350mm to 400mm above 2500mm) should not present an issue, though would have to be considered. We felt this extra height was necessary for usage. Also he felt there should be no objection to a toilet facility and small 'brew' area.

We submit this application with this in mind.

15/07/2024