

DESIGN & ACCESS STATEMENT

Type of Application: Full application

Location of Proposed Development: 154 HOLMCROFT ROAD, MANCHESTER, M18 7NG.

1.0 Planning Permission

Planning permission is sought for the development of a rear single storey extension to be used as a lounge.

This is a double storey mid-terrace property, within a primarily residential area. There is service road at the front and a ginnel rear for access. The boundaries between the neighbouring properties are separated timber fence panels.

2.0 Amount of Proposed Development

The internal area of single storey extension shall be 22 m²

3.0 Layout

The proposed layout is shown on the attached proposed drawings.

4.0 Scale

This development is proposed within the current boundary constraints of the plot and height of the building.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed externally at the front or rear.

6.0 Appearance

The overall image of the proposed development shall be in keeping with existing and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development shall be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

7 Access

7.1 Front & Rear Access: Access at the front & rear of the premises will be unaffected by this proposal.

7.2 Emergency Services Access: Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

7.3 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.4 Impact on Highway Traffic: Impact on highway traffic & car parking at the premises be unaffected by this proposal.

Date of Preparation

23rd July 2024. Issue 1.