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DESIGN & ACCESS STATEMENT | HOMEOWNER EXTENSION

SITE: 180 Molesey Road, Manchester, M14 6PB

1. **Project Description:** This is a Retrospective application, for the extension of a semi detached dwelling. The proposed extension comprises a loft conversion and dormer extension.

2. **Project History:** The loft conversion was developed by the applicant, under the assumption that the works were viable under permitted development rights. The applicant lawfully submitted a building notice with the LABC, in order for them to oversee the development.

   Subsequently, LPA issued an Enforcement notice (12-05-23), affording that that the loft conversion was deemed to be, “the erection of a third storey to the rear”.

   The enforcement notice also cited:

   “by virtue of being built-up off the rear and side walls of the main house and the two storey rear outrigger, appears overly dominant and is considered to have an adverse impact on neighboring amenity, outlook and privacy.”

   “the scale and massing of the development appears incongruous and out of keeping with the character and appearance of the surrounding area.”

   The applicant exercised their right to submit an appeal to the enforcement.

   The applicant's grounds for appeal is that the development as a loft conversion would fall within “the GPDO”. (Point 3)

   The appeal was dismissed and the enforcement notice was upheld, but notwithstanding, the inspectorate suggested that if Point 6 and Point 10 could be rectified, that it would be considered that the development would be considered to align with GPDO guidance.

3. **Design Principles:** Our design approach for the home extension has been guided by the following principles:

    a. Compatibility: The design of the extension will harmonize with the existing architectural style and materials of the property.
    b. Scale and Proportion: The proposed extension will be proportionate to the existing dwelling, ensuring a balanced and visually pleasing composition.
    c. Natural Light: Adequate provision of natural light will be incorporated through appropriate fenestration and rooflights to maintain a comfortable and healthy living environment.
    d. Privacy: The design will respect the privacy of neighboring properties, considering appropriate screening measures and window placement.
    e. Sustainability: The extension will adhere to sustainable design principles, incorporating energy-efficient materials, systems, and renewable technologies where applicable.

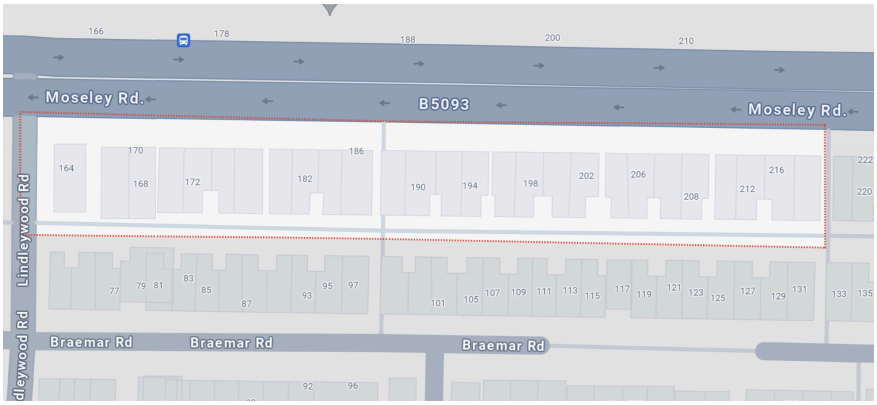
4. **Access Considerations:** Accessibility has been taken into account in the design of the proposed extension. Key considerations include:

    a. Step-free Access: The design will provide step-free access to the extension, ensuring inclusivity for residents and visitors.
    b. Door Widths: Internal doorways will be designed to meet minimum accessibility standards, allowing ease of movement for individuals with mobility impairments.
    c. External Access: The extension will have appropriate access points from the main dwelling and comply with relevant accessibility regulations.

5. **Impact on Surrounding Area:** The proposed extension has been designed to minimize any adverse impact on the surrounding area. It will not obstruct neighboring properties' light or views, and it will maintain the character and appearance of the local context.

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Below, you can see a series of photos taken on the street adjoining the rear of the property. (Back alley inbetween, Moseley Road & Braemar Road)



The photos show the local context and vernacular are suited to the development undertaken on the site of 180 Mosley Road and does not results in “incongruous and out of keeping with the character and appearance of the surrounding area”





6. **Materials and Finishes:** The materials and finishes proposed for the extension will be consistent with the existing dwelling. A detailed schedule of materials, including samples and color swatches, is attached for your reference.

7. **Conclusion:** We believe that the proposed home extension complies with all relevant planning policies and regulations. It will enhance the functionality, aesthetics, and accessibility of the property without causing any significant harm to the character of the area. Notwithstanding, two minor adjustments to the scheme, would deem the development to fall under class B GPDO. We hope for a favorable response to the application.

Thank you for considering our application. Please find attached the necessary supporting documents, including plans, elevations, and photographs, to aid your assessment. We are available for any further information or clarification you may require.