

P R O S P E T T I

HIP TO GABLE ROOF EXTENSION WITH REAR DORMER
PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

14 ABBERTON ROAD, WEST DIDSBURY, MANCHESTER. M20 1HU

APRIL 2024

APPLICANT:

Mr. K. Sparrow

AGENT:

PROSPETTI Architecture

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Statement

This Design and Access statement and associated drawings for 14 Abberton Road form the submission documentation for applying for planning approval for a hip to gable roof extension with rear dormer.

Summary of the Documents

This application is accompanied by a number of supporting application drawings that are listed below:

- 0001_B1_01_1200_PPR: Existing and Proposed Site Plans
- 0001_B1_02_2250_PPR: Existing Plans
- 0001_B1_02_2200_PPR: Proposed Plans
- 0001_B1_04_2200_PPR: Existing and Proposed Elevations

Existing Building Description

The existing house is a two-storey semi-detached property on Abberton Road, West Didsbury. The original house dates from the 1940s and has subsequently been converted into a house in multiple occupancy (HMO) providing six bedrooms. A two-storey extension with a single storey section has been added to the rear of the property over time. In April 2023 a planning application (ref: 136426/FH/2023) to reconfigure the ground floor to provide a better living space was approved, this extension is yet to be fully implemented. The external façade of the existing building has been constructed using a mixture of smooth engineering brickwork, stock brick and render with a roof consisting of modern concrete tiles. There is also a garage to the rear of the property constructed from brick and a tiled roof which is visible from the street. The property has off road parking and the bins are located behind the metal gates to the side of the property.

Existing Building Use

The existing house is a house in multiple occupancy. The approved 2023 planning application adds a small side extension to the rear of the existing house to increase space and reconfigure the kitchen and living space. This allows the undesirable bedroom which is accessed from the kitchen to be relocated in the main body of the house.

Proposed Scheme

The scheme proposes a hip to gable roof extension with a rear dormer to provide better sleeping accommodation for the occupants. One of the ground floor bedrooms and the small bedroom at first floor will be relocated to the new second floor to create an ensuite to the front bedroom at first floor and a separate living space at ground floor. The scheme does not look to increase the number of bedrooms or number of occupants but to provide a high end HMO offering which is fitting for the current market and the desirable West Didsbury area.

Layout

The two bedrooms at the new second floor will have ensuite bathrooms so the occupants won't need to travel downstairs to use the bathroom. The new bedrooms exceed the requirements set out in the Manchester 'Houses in Multiple Occupation Guidance and Amenity Standards' documentation.

Landscape, Parking and Refuse

There are no changes proposed to the current landscape or parking areas of the property.

As the number of occupants remains the same there is no proposal to increase the number of bins. The bins are to remain in the current location behind the metal gates to the side of the property.

Appearance

The hip to gable extension and rear dormer is proposed to have a tiled finish to match the existing roof, blending in with the character of the house and in keeping with the local area. The new bricks to the side elevation are also to match the existing house. The rear dormer roof height will sit below the main roof ridge line and will not be visible from the street.

Other local approved examples of hip to gable roof extensions with rear dormers are no.10 and no. 12 Sandhurst Avenue which are very similar to this application proposal.

The approved application (ref: 136426/FH/2023) also outlined the upgrades proposed to the existing windows and doors, render and pointing.



Image of 16 Abberton Road (left) and 14 Abberton Road (right)