

Design and Access Statement

183 Parrs Wood Road,

Manchester,

M20 4RR

Householder Planning Application

Proposed single storey annex to provide ancillary living accommodation.

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1.Introduction

1.1 This design and access statement has been prepared by AJ Architectural Ltd on behalf of Mr Whitelock in support of his application for- Proposed annex to provide ancillary living accommodation.

1.2 The applicant seeks planning permission at the site address- 183 Parrs Wood Road, Manchester, M20 4RR.

1.3 The design statement will provide the context for the proposed development by describing the character of the surrounding area to include site layout, landscape, density and mix, scale and massing and design and appearance.

1.4 This document is to be read in conjunction with the following drawings:

WHITELOCK/01- Existing Site Layout Plan/ Existing Layouts

WHITELOCK/02- Proposed Layout Plan/ Proposed Layouts

2. Site Evaluation

The site address is 183 Parrs Wood Road, Manchester, M20 4RR



2.1 The site is located within a predominantly residential use class.

2.2 The existing property was built as a semi-detached dwelling.

2.3 The site is regular in shape and backs onto No.7 Leaside drive.

2.4 The property features high level timber fences which surround the rear private amenity space.

2.5 Site Images



1.Rear Elevation showing high level timber fence to No.181 and No. 185



2. Rear Boundary with No. 7 Leasside Drive

3. Proposed Development and Assessment

3.1 The proposal is for an annexe to provide accommodation for a family member who is registered blind.

3.2 The annexe will only provide sleeping quarters and water and electricity supply will be linked to the main house.

3.3 There will be no kitchen within the proposed annexe as it is thought that this element will be shared in the main house along with living quarters.

3.4 The proposal has been designed with care and consideration of how to minimise any impact to the neighbouring properties.

3.5 There are no new window openings proposed to the side or rear elevations to protect the amenity space of the neighbouring properties.

3.6 There are high level boundary fences surrounding the site and so private amenity space will not be affected.

3.7 The client had considered ways to extend the existing property to provide the living accommodation attached to the main dwelling however due to the width of the property, it would be difficult to achieve a ground floor bedroom space and wet room whilst providing sufficient light and access into the existing lounge and kitchen space within the main dwelling.

3.8 By providing the annexe to the rear of the garden space, it will reduce the impact of the existing structure as this will be set at maximum height of 2.5m, it will allow the occupant to come and go without disturbing family members or visa versa and provide a future proofed structure which can be enjoyed as a summer house when no longer required as an annex..

3.9 There will be ample private amenity space remaining.

4.Conclusion

4.1- The proposal will not have an overbearing impact on the properties surrounding the site.

4.2- The proposal will make use of an existing section of the garden which is currently unoccupied.

4.3- There will be no impact to highways

4.4- There will be a sufficient amount of private amenity space available to the dwelling.

4.5- The impact on the street scene will be negligible die to the height and location of the proposed structure.

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