



DESIGN AND ACCESS STATEMENT

Proposal: FIRST FLOOR SIDE EXTENSION WITH ASSOCIATED DORMER TO THE FRONT AND REAR

Address: 1A Ambrose Drive Manchester M20 2YE

Date: 05/09/2023

The Property

This Design and Access statement is submitted in support of planning application for a first floor side extension with associated dormer to the front and rear. The home is a detached house within other residential properties. There is currently a single-storey side extension. Due to a growing family, the owner would like to utilise the space above for the said development.

Layout

The changes made to the existing floor layout are shown in the proposed plan. Please refer to the architectural drawings attached for the proposed layout.

Access and Parking

There is one existing access to the site from the front of the property.

Effect on, and appearance of the property:

The proposals will have a no effects on the original features of the property.

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping

None.

If you require further information or clarification, please do not hesitate to contact me.

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