



DESIGN AND ACCESS STATEMENT

Proposal: SINGLE STOREY REAR EXTENSION, FRONT PORCH, AND BOUNDARY TREATMENT

Address: 171 PARRSWOOD ROAD, DIDSBURY, M20 4RR

Date: 19/06/2023

The Property

This Design and Access statement is submitted in support of planning application for a single storey rear extension, front porch, and boundary treatment. 171 Parrswood Road, is a semi-detached house within other residential properties.

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

There will be pavings to the front of the property.

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

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