

January 2022

REVISION A – 24th April 2023

PROPOSAL FOR ALTERATIONS AND EXTENSION TO:

27 Adria Road, Didsbury, Manchester M20 6SQ

Council: Manchester City Council

DESIGN & ACCESS STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION

This Design & Access statement is to accompany a Householder Planning Application to Manchester City Council for alterations to an existing dwelling.

a. EXISTING DWELLING

1. The existing dwelling is a 2-storey semi-detached dwelling on Adria Road, with vehicular parking to the side, and pre-fabricated garage to the rear.
2. Existing three bedrooms facing front and rear of the property.
3. Typical 1930s/40s construction with brick and render finishes, and rosemary type clay tile roof.
4. Existing UPVc windows
5. Neighbours to the side (across the driveway), to their gable wall, is 5.16m away.
6. Rear boundary is 9.9m away from the back of the main house, and 7.85m from the back of the single storey extension.
7. There is a tree in the neighbour's driveway at no 29, which is a newer property – see supporting statement below, where the rootball has been calculated, and measures accommodated within the design.

b. PROPOSALS

The proposals involve:

TWO STOREY EXTENSION TO SIDE

1. Forming a new 2 storey side extension, set back from the front line of the existing house by 1.75m, to allow the main streetscene line to be unaffected, but also off-road parking space on the driveway. The existing roadside parking is unaffected. This means the existing frontage of the main house, common with most properties along the road, remains the same.
2. The new side extension wall will be built out, so as to be a clear 2.5m away from the direct neighbour at 29 Adria Road, leaving a 1m clear gap for maintenance and bin storage, access to the rear garden, alongside the existing boundary fence.
3. The existing windows at first floor neighbour's property (nr 29) is an obscured window to bathroom, as the bedrooms face front and back. There is also a secondary additional window to a dayroom at ground floor, facing the shared boundary fence, which cannot be viewed directly into. This is not a primary window, as these are to front and back.
4. The new extension is to include a utility (with access door, WC), and kitchen extension.
5. At first floor, the new extension includes a bedroom and ensuite.
6. The external eaves are to match the existing property, as will the external wall & roof finishes, including the pitch/angle roof to match the existing house.
7. The height of the new extension is subservient to the existing roofline, being 1.04m below the main ridgeline.
8. The new side two-storey extension runs to the same back line of the main dwelling at First floor, and includes a new ensuite window, and main bathroom window (presently on the side).

LOFT CONVERSION

9. The existing stairwell is to include a new stair up to the existing roof-space for a loft conversion, to accommodate a further bedroom space, with ensuite and eaves storage.
10. The new alterations to be fully compliant with Building Regulations.
11. The existing external main roofline, eaves, ridgeline are all unaffected, as proposals are contained within.
12. The existing hipped gable is to be extended to be a full brick gable, with brickwork to match the existing, ready to receive the lean-to extension to the side.
13. The new main gable faces the neighbouring main gable of similar height.
14. Two roof windows (sill at 1.6m) are proposed on the front elevation.
15. In line with the loft conversion, two rooflight windows are proposed into the existing roof.

SINGLE STOREY EXTENSION TO REAR

16. To the rear, the existing original kitchen extension is to be increased in length to include the full width of the house, along the back of the house – keeping to the same rear wall line where it goes into the garden. The height of the extension is 3.56m, so keeping within permitted development considerations.
17. The rear extension is mono-pitch roof including bi-folds, and three rooflight windows, replicating the previous mono-pitch roof of the previous outhouse.
18. The eaves height where the new extension meets with the main house is all the same level as before, which is the height from original construction.
19. The new extension pitched roof continues the existing lines, following the design of the main house.
20. Any perceived loss of light to the neighbouring dining room should be minimal, and has been considered - there is already a 1.8m high fence along the boundary, the window faces north-east, and the extension is just over 2m deep away from the house, which is less than the maximum 3m under Permitted development Rights.

Lastly the existing prefab concrete panel disused garage is to be removed, and garden made over.

There are no changes to the existing front elevation of the main house facing Adria Road, other than the effect the gable roof has on the side elevation, and two new roof windows.

c. PLANNING CONSIDERATIONS

1. The property has not been extended since original construction.
2. The attached neighbouring property is of similar/matching construction.
3. The neighbouring property at 29 Adria Road, is a detached property of later design, with front garden/parking, and a full height gable facing 27 Adria Road.
4. No23 Adria Road carried out similar proposals and alterations.
5. No19 has carried out extensive alterations including single storey extensions to the rear, as well as number 13.
6. Opposite, no24 has carried out similar 2 storey side extensions and single storey to the rear, as has number 34.
7. The area is not in a Conservation Area.
8. New roof heights are subservient to the existing dwelling.
9. Overlooking information is noted below.
10. The new extension follows existing design in form, scale, materials; and is set back from the main frontage, to create a visual break from the original construction.

d. OVERLOOKING DISTANCES

1. Neighbours to the rear are 19.4m away (main house to main house, but the upper floor windows remain unchanged).
2. Two storey side extension - The new windows to the side (south-east elevation) are to utility (door with window), secondary to kitchen (below neighbouring fence height), and a second window into the new bedroom at First floor.
3. Loft conversion - Two roof windows (sill at 1.6m) on the front elevation - the front elevation wall line with neighbours opposite is 20.5m apart, but roof window to roof window is 26m apart, greater than required overlooking distances.
4. In line with the loft conversion, two rooflight windows are proposed on the front elevation main roof, which corresponds to rooflights opposite of approx. 25m apart, all within overlooking distances requirements.
5. The new bi-folds and kitchen window to the rear face a fence, are on the same rear wall line as the existing kitchen window, at around 18m from the single-storey, to first floor at the rear. The same scenario as other properties along Adria Road, facing the backs of properties on Willoughby Avenue.

e. EXTERNAL MATERIALS

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| a. | Walls : | The external wall material to match existing – brickwork, and render mix mortars. To match surrounding properties. |
| b. | Roof: | To be in the matching existing rosemary tile, or similar. |
| c. | Windows: | Double glazed powder coated A-rated, white finish upvc windows or similar approved. |
| d. | sills & heads: | brickwork to match the existing |
| e. | rainwater: | Black finish pvc gutters and downpipes. |
| f. | driveway: | all as existing paving slabs, reset |

f. HIGHWAYS

The existing vehicle entrance off the highway on Adria Road, is unchanged.

The driveway as proposed is to accommodate one car and an existing electric charging point. The driveway surface to be repaired in identical finishes, as part of the upkeep of the property

g. ECOLOGICAL

The new proposals do not involve any alterations or demolitions to existing habitable building. Just the demolitions of a small outbuildings. Existing trees retained, and proposals designed around (see separate arboricultural report)

Existing rooflines are maintained. No remediation proposed to be required.

h. TREES / ARBORICULTURAL STATEMENT

There is an existing neighbour's tree as show, dimensioned and detailed below, which is relevant to the proposals, in so far it is on neighbouring land. The tree is mature, longstanding, and is located near the adjoining boundary, and is to be unaffected by the proposals.

See in conjunction with Rowbottoms Tree Services Report for full analysis

i. SUSTAINABILITY CONSIDERATIONS

The proposals meet with lifetime and accessible requirements guidance for disabled access, principally at ground floor (para 2.17 D9)

Summary

The proposals are considered appropriate to the existing property and its neighbours by the applicant and their architect/agent. They are a sympathetic set of alterations and additions to the property, and wider street-scene, which has a vernacular character typical of the area. The proposals are both subservient to the original, but also reflects the character of the existing dwelling and its surroundings.

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