

STATEMENT

10 Fawborough Road, Wythenshawe, Manchester M23 9BU,



Proposals

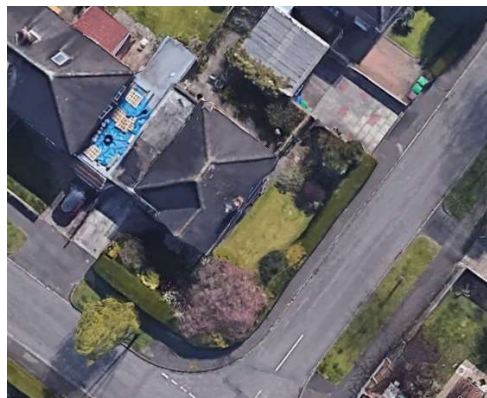
The application is for, 10 Fawborough Road, this application seeks for the permission of single story granny annexe in the rear garden with flat roof

Site and surroundings

The site is located on the Fawborough Road which is to the West of the premises, house no. 8 to the East, 3 Withenfield Rd is to the South and Withenfield Rd, is to the West of the application site, The surrounding area is characterized by traditional semi detached houses.

The existing garage situated within the rear garden of 10 Fawborough Road.

The site benefits from being within a well-established area. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, convenience stores, main bus routes, Park, Play Grounds, leisure facilities.





Planning History

None.

Evaluation

Statement

Mr Hassan lives at the address above with his family (Wife and Kids) and his elderly parents, There are some space and privacy issues within the house, and they don't want to live far and not enjoy the beautiful family bonding, So Mr Hassan decided to create a one bed granny annexe to accommodate his elderly parents, within the rear garden space by removing the existing garage which is not in use since they moved in,

Impact on the character and appearance of the area

The proposed extension would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being reflective of existing Garage structure.

It will not break the front line of the houses on the Withenfield Road.

The proposed extension would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Waste Collection

To be used as combine as one house, According to local council policies.

Parking

No difference to the existing off road parking where two cars can be accommodated at a time.

Flood Risk

The flood risk appears to be low.