

For:

20 Leopold Avenue, Didsbury M20 1JL

On behalf of:

Ms Beardow

1:00 INTRODUCTION:

This statement is prepared by ICE Arch Architects on behalf of Ms Beardow in support of the full planning application relating to 20 Leopold Ave, Didsbury M20 1JL. This statement should be read alongside the proposed drawings and reports submitted with the application:

230204:	001/S1	Location plan
	002/S1	Existing site plan and block plan
	003/S1	Existing Plans
	004/S1	Existing Elevations
	100/P2	Proposed Site Plan and block plan
	101/P2	Proposed Floor Plans
	200/P2	Proposed Elevations

2:00 SITE:

Location: 20 Leopold Avenue, Didsbury M20 1JL

Conservation Area: The existing property sits within the Albert Park Conservation Area

Site Edge Red: Drawing 230204/001/S1 indicates the plot curtilage.

Existing Property: A terrace house that is three storey plus a basement. Of brick construction with a dormer window to the front elevation.

3:00 SITE PHOTOS:



Existing Front

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Existing Rear



Rear neighbouring properties



View from the rear of the property

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View of 20 Leopold and neighbouring properties.

4:00 POLICY CONTEXT:

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012

Policy DM1 – Development Management

Policy SP1 – Spatial Principles

Policy EN1 – Design Principles and Strategic Character Areas

Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

Chapter 12 – Achieving Well-Designed Places

General Permitted Development Order (GDPO, 2015)

Schedule 2 – Permitted Development Rights

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5:00 THE PROPOSAL:

Description:

- Create a dormer to the rear main roof: materials to be lead and timber
- Create a larger window in the rear elevation: materials aluminium sliding door
- Reinstate a window and access to the basement from the front elevation

Visual Amenity:

The proposal is a standard design and will be in-keeping with other residential properties. Sited at the rear, it will not be visible from the public highway and will not be detrimental to the street scene or harm the overall character of the area.

The design and appearance will be in accordance with the Core Strategy policies DM1 and EN1.

Typical dormer detail:



Typical light well cover:



Waste Management:

The storage bins will not be affected by this proposal.

Parking:

The current parking is on street and the current arrangements will not be affected by the proposals.

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6:00 CONCLUSION

The design of the proposed development will preserve the character and appearance of the Conservation Area. The proposals do not disrupt the visual amenities of the street scene or impact the wider area.

The proposals do not have any adverse impact on neighbour amenity, there will be no overlooking or over shadowing.