



DESIGN AND ACCESS STATEMENT

11 Sarnesfield Cl, Manchester M12 4PZ

General

This statement has been prepared in support of the application for full planning permission to proposed renovation and two storey rear extension for an attached house, with 3 m width by the existing house depth as a double storey extension, which is internal modifications, including an open kitchen, dining and family living room, floor and new office/ lounge room in ground, in addition new master bedroom with En-suite in first floor.

The current enclosed proposals have been designed as per requested of Mrs. S. Shaikh and her family.

APPLICATION SITE APPRAISAL

Setting and site analysis:

The application site is currently a corner attached house double storey, with a front and rear side garden, from the front and the side of Sarnesfield Cl,

The application site is accessed from Northmoor Rd, to Sarnesfield Cl, as there is vehicular easy access.

DESIGN PROPOSAL

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account.

- The extension will provide more space for the family by adding a new open kitchen with dining, utility area and a family sitting area and new office/ lounge room in ground floor, also new master bedroom with En-suite in first floor to become four bedrooms.
- The extension has been sited a rear side garden so as to reduce its impact on the main house building. It is suggested that this presents the least obtrusive location within the whole of the house and does not harm or intrude upon any existing views.
- The proposal creates an extension using the same material finishing of the existing house the external walls.
- The extension will be in the rear side area (corner side), therefore is no likelihood of nuisance caused.

HIGHWAY CONSIDERATIONS

There are no highway considerations relevant to this proposal, as the existing access from 3 Northmoor Rd, or Sarnesfield Cl, is to be used.

TREES and HEDGES

There are no trees and hedges to the whole of the application site, to be retained as existing.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

POLICIES

This proposal has been designed with regard to the Planning Portal Summary (double-story extension).

ACCESS

The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale and the use of appropriate materials.