

Design statement for a Prior Notice application under permitted development rights.

15 Moorlands Road Didsbury, Manchester M20 6BB



Existing Dwelling

The property is located on Moorlands Road Didsbury, Manchester and is a four storey semi-detached Victorian style villa. The ground floor is raised to allow natural light to the basement, both to the front and rear, and the top storey is concealed within the loft.



Rear of the property has stairs leading down to the basement and serve as a secondary escape from the habitable rooms in the basement. Proposal to form a secondary escape from the front habitable room the remaining rooms will lose the habitable room status and will form storerooms and laundry space.

The property is of a nonconventional layout, typically properties are split down the centre and mirror the floor plan. Whereas the applicant's semi-detached dwelling interlocking 'L' shaped floor plan. This is type of plan is common to the local area. With the party wall line cranking through the floor plate creates slim floor plate to the front and becomes wider to the rear, and vice versa to the adjacent property.

To the existing property on the southeast gable is an area the once provided clear access to the rear garden and a side entrance. This has been covered over with an abutment timber and glass roof that serves as a greenhouse.



Existing rear elevation

Please refer to Drawings 015-A-DR-002 Existing Plans & 015-A-DR-003 Existing Elevations

The Applicants Aspirations

The applicant proposes to create a single storey rear extension that connects directly to the rear garden, overall their aspiration is to homogenise the Kitchen and lounge area into a large open plan living, dining and informal family room for the upper space, and create a morning room at a lower level that connects the house to the rear garden.



The proposed design seeks to be in clear contrast to the existing property by using good quality material to complement the existing dwelling, the proposed brick is to be a grey buff brick with faceted brick banding and all windows, greenhouse frame and fascia's to be RAL 7016 in colour.

In addition to the internal improvements, the applicant needs to upgrade the covering glass roof as the timber structure that abuts the gable is beyond economical repair, and provide a like for like design using steel or aluminium profile structure.



In addition to the improvement works and due to the loss of the rear access stairs being removed to accommodate the design and under Building Regulations, the applicant must provide a secondary method of egress for the remaining habitable room in the lower ground floor.

As there is an existing lightwell that could act as a secondary escape, the proposal to accommodate Building Regulation would be to create a stepped route to follow the line of the front bay towards the side access, and provide a 900mm high steel fence to protect from falls.

Please refer to Drawings 015-A-DR-004 Proposed Plans & 015-A-DR-005 Proposed Elevations.

Planning History & Permitted development compliance.

A Property History check was made on Manchester.gov.uk web site on the 24.02.2023. The information held by MPA for the applicant address shows no planning history for the property, other than 5no. Building Control Applications that have been filed as internal works and the status for all five cases states 'all building works completed'.

With reference to Town & Country Planning (General Permitted Development) Order 2015. The proposed single storey rear extension has been designed to meet with the guidance given in Schedule 2, Part 1 which sets out the permitted development rules under Class A that covers the enlargement, improvement or alterations to a house.

A.1a The property has maintained the Class Use of C3 as a dwellinghouse, and has never been subject to a Change of Use application.

A.1b There are no historical planning cases associate with the property, and the dwellinghouse footprint has maintained its original form.

A1.c & d Under this proposal the height rear single storey extension is more than within the parameters of the guidance, and does not exceed the height of the highest part of the main roof, nor the eaves of the existing house.

A1.e (i)The property does not form a corner plot, and the proposed single storey extension is located at the rear of the property and can't be seen from a public throughfare. (ii)The proposed extension does not extend beyond the principal elevation, front onto a highway or form a side elevation.

A1.f This article is not applicable to this case.

A1.g (i) The guidance in this article sets out the parameters for a detached house and any other case, in this instance, 'any other case' relates to the applicants semi-detached dwelling. As illustrated in the supporting drawing 015-A-DR-005-ProposedElevations-Rev A. the proposed extension does not extend beyond the rear of the original house by more than 3m.

(ii) As above, the total height of the single storey extension is formed by a mono pitch roof that abuts to the rear wall of the original house, and does not exceed a height of 4m.

A1.h This article is not applicable to this case.

A1.i Where an extension is within 2m of a boundary the maximum height of the eaves cannot exceed 3m. The proposed eaves level has been set at 2.58m high from ground floor level.

A1.j This article is not applicable to this case.

A1.k This article is not applicable to this case.

A2 This article is not applicable to this case, as its guidance for protected land.

Conclusion

We confirm the proposed rear single storey extensions complies with the following subsections of Class A, is considered permitted development and does not require to be reviewed under a neighbourhood consultation scheme.