

Design and access statement in support of Planning application

Site Address

72 Braemar Road, Fallowfield, Manchester. M14 6PS

Introduction

The applicant is a private landlord who is applying for a part 2 storey/part single storey rear extension and a dormer loft conversion to a house in multiple occupation (class c4). No work has yet commenced on the project.

The area is characterised by a large percentage of HMO's and many of terraced properties have been extended in a similar manner. The work proposed involves a large financial investment and will provide a much higher standard of accommodation for future tenants.

Accommodation

The property is an end terrace property with a small rear yard. The loft is to benefit from a dormer loft conversion which in addition to providing an additional 2 good sized bedrooms, will also provide an additional bathroom for use by all occupiers.

The property will also benefit from a rear extension which will enlarge the existing smaller rear bedroom but will also increase the floor area of the communal Kitchen/dining room.

There will be no change to the existing refuse facilities.

There is 'on street' parking available although car use amongst students is rare as most use bicycles or public transport which is nearby.

Use

The property has always been a HMO (class 4) and although 2 no. additional bedrooms have been added the property, this will still fall within the category of a small scale HMO (maximum 6 bedrooms)

Precedent

The scheme has been designed to mirror other properties extended in the same manor.

Summary

We believe that the application should be approved on the basis that that the rear extension is of a modest scale like many constructed nearby which have been approved by the planning department or been allowed on appeal.

The first-floor extension provides additional floor area to the existing rear bedroom and the ground floor extension provides additional space to the communal areas. The dormer loft also incorporates an additional bathroom for use by the tenants. These improvements now bring the property up to the 'Housing Act' requirements for room sizes etc. and generally improve the living conditions within the property.

Prepared by –

David E Slater C Build E MCABE

On behalf of N & R developments