

Householder Planning Application for:

**33 Astoria Avenue
Newton Heath
Manchester
M40 2EH**

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3 Storey Side Extension and Garage

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This supporting appendix document is submitted by architecture:m on behalf of our client in support of a Householder Planning Application for the semi detached private dwelling, 33 Astoria Avenue, Manchester.

This document contains the following supporting information for your consideration:

- Drawings; illustrating the approved and proposed details of the development.
- Photography; illustrating the existing implications on proposed details of the development.
- Design and Access Statement; an assessment of the design evolution and principles of the development.

Proposal

The application pertains to the development of a semi-detached property to include the extension of the existing garage.

Like many of these houses in the area, modernization and expansion is now required in order to cater for the needs of contemporary family living. In this instance the client requires a two storey front extension to cater for a larger more communal living and kitchen space which links more successfully with the back garden.

Due to increasing car sizes, the current garage is unsuitable for effective use.

2.0

Context Analysis Aerial Plan

The site is located on the street of Astoria Avenue. The area is predominantly characterised by large two and three-storey semi/detached dwellings of a typical Manchester red brick and white sash windows on the street elevation.



LEGEND

■ Site Boundary

Map not to scale



LEGEND

■ Site Boundary

Images not to scale

2.2

Context Analysis Site Photographs

1. Street Elevation
2. Street Elevation (Neighbour Side)
3. Street Elevation Side
4. Street Elevation Rear

