

Support Statement for Planning Application at

11 A Bedford Avenue, Manchester M16 8JS

July 2018



Application for part single storey and part two storey rear extension with enlarged dormer.

The scheme is to provide extensions to the rear of the property for additional prayer space at ground floor level for an aging population including internal alterations to provide space for disabled toilet accommodation.

Design and Access Statement

The site is in south Manchester in the area of Whalley Range. The property forms part of a row of terraced housing and is currently a school of teaching and a place of prayer for the local Muslim community.

The proposal seeks to extend the property at the rear creating a better flow and internal arrangement in the property as the space is currently extremely cramped. The proposal will add a larger prayer room with improved access and a disabled toilet on the ground floor.

Like much of this area the property needs renovation and needs care and attention. The proposal looks to tidy up the appearance of the property at the rear.

The development will not cause any loss of natural light to any of the neighbouring properties and the extension will have minimal impact on the amenity space of neighbours.

There has been work carried out on properties on the same row in which the second floor has been extended to pull the rear facade in line with the ground floor.

The proposal also has space for storage of waste to the rear which the building currently doesn't have in its current state.

The design of the extension will be traditional construction and the materials will match the existing materials of the area, having minor impact on the neighbourhood.

(Use) This application for planning permission looks to create an extension to the rear of the property at 11 a Bedford Ave, Whalley Range. The property is a house of religious teaching and prayer and will be continued to be used as so in this new application.

The rear of the property has a small outdoor space which backs onto a shared rear walkway. The rear space is not a suitable outdoor space to use and goes wasted. The proposal looks for a better use of this space with the construction of the extension. The proposal will create a better internal flow to the property allowing the occupants a more comfortable place of worship.

(Amount) The existing space at the rear of the property is not a large space, therefore this dictates the size of the extension. The size of the extension is a small footprint and will not have a great overall impact on the property or the row of housing.

(Scale) The scale of the extension will be less than a 3rd of the size of the existing property. This is dictated by the size of the plot and the heights of the surrounding buildings. We do not believe that the extension causes any harm or has a detrimental impact on any of the surrounding properties in the area.

Landscaping and Appearance

Please note that the landscaping will not be changing other than in areas abutting new development, which will be made good to match.