

DESIGN AND ACCESS STATEMENT

To support retrospective application for retention of loft conversion
including rear dormer and roller shutter of ground floor

At

255 Broadfield Road, Manchester, M14 7JT



CONTENTS

1. Introduction

2. Design and Access Principles

3. Conclusions

1. INTRODUCTION

1.1 Cubes contracting have been appointed by the applicant to provide a statement in support of the planning application for retention of a loft conversion including the rear dormer and the shutter of the ground floor

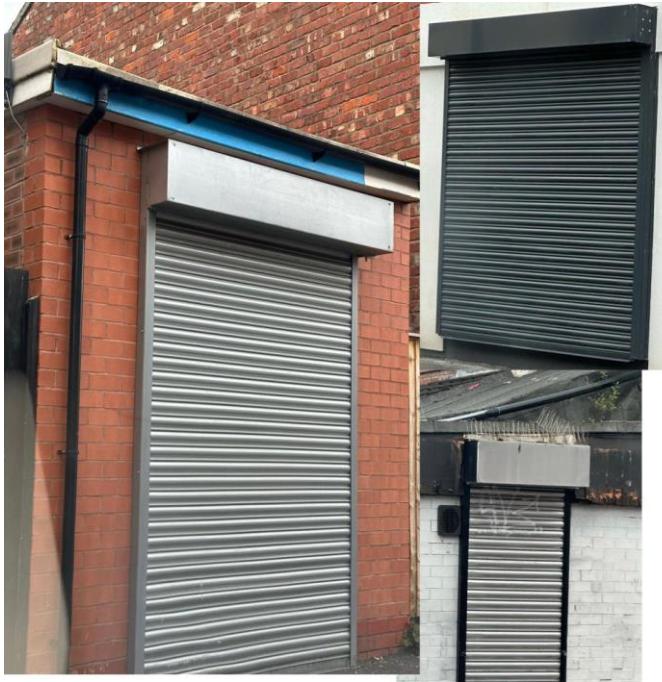
1.2 This Design and Access Statement has been prepared by Cubes contracting to provide the background and rationale for the proposed development. It incorporates consideration of all relevant matters to the application and demonstrates the planning case in support of the proposal in the context of the relevant national and local planning policy and guidance.

2. DESIGN AND ACCESS PRINCIPLES

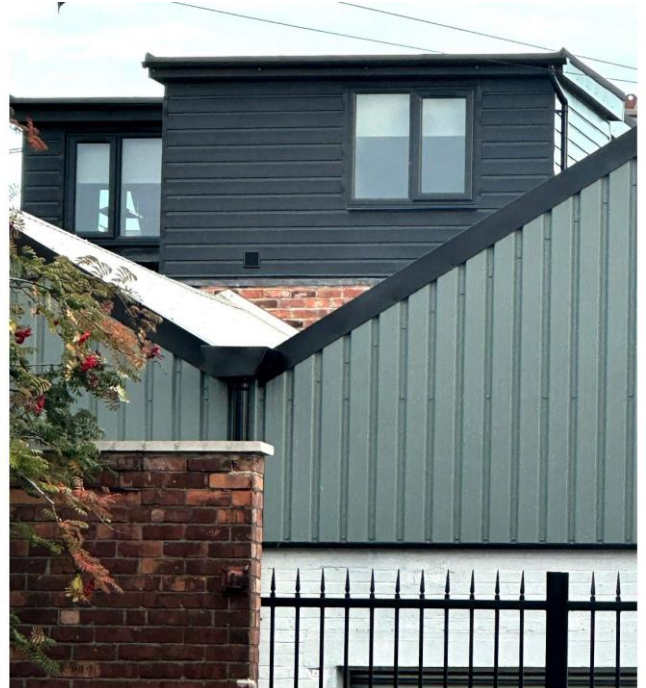
2.1 The site is located at 255 Broadfield Road, Manchester, M14 7JT There are no Listed buildings near the site.

The pre-existing building at No. 255 was a two-story terraced property containing three bedrooms and one bathroom on the first floor, a sitting area, and a kitchen on the ground floor.

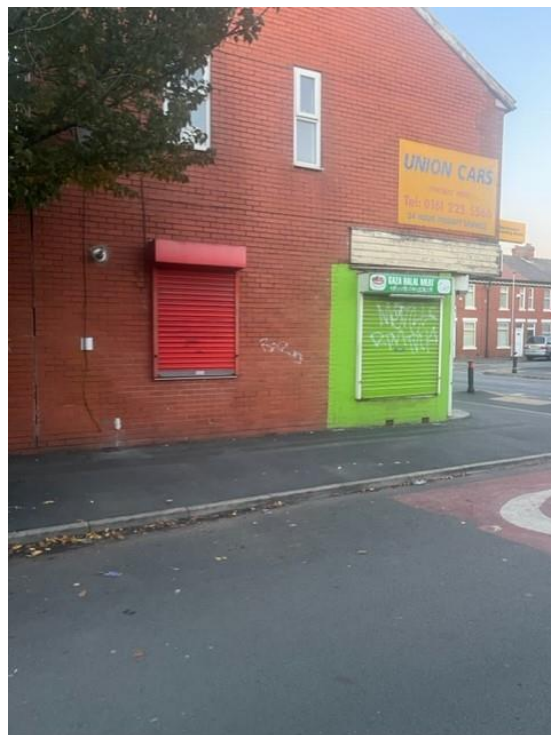
Subsequently, the building was extended and converted in accordance with the new building regulations allowing for dormer extension without planning permission, as well as based on the council advice given to the owner in May 2021. The dormer and garage design and construction were carried out to match that of the surrounding properties as presented in the images.



Similar shutters to the shutter garage of the property. The property presented is on the next street (Edith Avenue, Broadfield road and Lloyds street south



Similar dormer to the back of the property on Burdith Avenue and Lloyds street south



The proposed dormer and garage provide a necessary extra living space required to match the needs of the owner. The garage presents a safe measure to control the access to the backyard of the property as well as serves as protection for the owner's vehicles against the burglaries that take place in the area. The impact on neighboring properties' amenities, outlook, daylight, and sunlight has been reduced to a minimum.

3. CONCLUSIONS

In light of the above information, it is considered the construction of the dormer and garage, and the error that occurred does not affect the quality of the property of having any negative effect on the neighbors, design, or access. The development is necessary to match the owner's living requirements and have a great benefit to his standard of living and the council is respectfully asked to grant planning permission.