

Address: 72 Raby St, Manchester M16 7JQ

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Design and Access Statement

Proposal: *Insertion of new side window on first floor, erection of rear canopy, replacement of rear boundary wall like for like following removal of tree*

The existing property is an end of terrace single dwelling house over two levels. The property is not listed and is not located in a Conservation Area.

The proposed canopy is to be under 2.9m high and up to 2.4m depth from the original rear wall of the house. The dimensions are considered subordinate to the main dwelling and sympathetic to the character of the house. There are permitted development rights to extend the property to the rear. The proposed canopy will provide shade and protection from the elements and enhance the quality of accommodation for the occupants of the property. The proposed side facing window is to be obscured and non opening and will not overlook neighbours.

There is an existing tree at the rear of the property which is not protected (TPO). The tree will be removed. The existing boundary brick wall which is damaged as a result of the trees roots will be rebuilt like for like.

No changes are proposed to the front of the property. No changes are proposed to the access.

