PLANNING, DESIGN AND ACCESS STATEMENT

Proposal: ERECTION OF A 2 STOREY 2 BEDROOM DWELLINGHOUSE TO THE SIDE OF NO. 2 BRACKLEY AVENUE (NO. 2B), INCLUDING AN OUTBUILDING HOME OFFICE FOR NO. 2A.

ADDRESS: 2 BRACKLEY AVENUE, MANCHESTER, M15 4FS

The Property

The application relates to the side garden of an existing end-terrace C3 dwellinghouse constructed of red brick, featuring a concrete tiled gable roof. The property has a large garden to the side and rear. The land is currently surfaced in part concrete paving flags and part garden area bound by brown painted timber fencing.

Description of area

The plot is on the end of the line of terrace buildings on the corner of Brackley Avenue and Tatton Street, beside the New Hope International Ministry in Hulme, south of the A56. The area is predominantly residential in nature and characterised by two storey terraces, with older properties which back onto the footpath along the south side of these streets and newer properties with front gardens to the north. The area benefits from its proximity to Cornbrook tram stop, several major bus routes and St Georges Park.



Description of development

The applicant is seeking permission to erect a new 2-bed Two Storey End-terrace C3 Dwellinghouse (No. 2B), including an outbuilding Home Office for No. 2A.

The existing property is a 2-bed end-terrace C3 dwellinghouse of red brick with a gable roof. The new 2-bed dwellinghouse will match the existing dwelling, in appearance, height, scale and massing.

Design, appearance and impact upon visual amenity

The existing property, No. 2 Brackley, is constructed of red brickwork and concrete roof tiles with white uPVC windows. The new dwelling is proposed to match the materials used in the rest of the terrace. The proposed new dwelling only projects beyond the existing building at the rear by 1.5m. However, given the relatively small projection, low gable roof and distance from neighbouring windows to the shared boundary/party wall, this is not considered to cause an undue loss of light nor form an overbearing structure as viewed from No.4.



Parking

The site benefits from on-street parking on Tatton Street for three cars. There are other on-street parking provisions throughout Tatton Street. An enclosed cycle storage enough for four cycles has been provided.

The proposed development would result in one additional residential dwelling. The number of vehicular trips associated with the site is expected to be minimal.

Bins

Designated refuse storage has been accommodated for the dwelling in the rear yard. The bins will be taken from the bin store to the collection point on Tatton Street by residents on collection day. The bin will be returned to the yard after collection by the residents.

Materials

The materials to be used will be red bricks to match the existing buildings around. UPVC windows and doors will be used to match the existing building. Roof tiles to match the existing building.



Access
Access shall be from the front through the alley way opposite the Church, to the side from Tatton Street and from the shared bins collection alley to the back.

Flood risk
This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

Landscaping
No Landscaping required.

SITE PICTURES






BRACKLEY AVE




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