

## **Introduction**

This statement accompanies the planning application for a basement conversion and internal reconfiguration at 1 Chatham Grove, Withington. The proposal seeks permission for the conversion of the basement into one apartment, containing 2 bedrooms. There will be no extension work as there will be no increase to the footprint of the property.

This covering letter provides information on the history of planning applications for this site; and the due consideration taken in the creation of these plans in order to be compliant with all requirements. This letter also provides information on the proposed extension and the application is accompanied by a site plan, existing and proposed drawings.

- GSS25135 - 1 Chatham Grove, Withington - 502 - Site Existing and Proposed
- GSS25135 - 1 Chatham Grove, Withington - 002 - Existing Plans and Elevations
- GSS25135 - 1 Chatham Grove, Withington - 003.3 - Proposed Plans and Elevations

## **Site**

The site is located at 1 Chatham Grove, M20 1HS. It is a corner site on the corner of Chatham Grove and Burton Road. It is a residential apartment building and the surrounding properties on Chatham Grove are all residential, a mix of houses and apartments.

Burton Road is also mainly residential, with a small parade of shops located 380 yards to the North of Chatham Grove, on Burton Road. This parade of shops includes convenience stores, eateries, hair and beauty salons; providing local residents with local amenities to meet their needs. There is parking provided outside the shops and these shops are not designed to draw in traffic from outside the area, but rather to service the local residents. For wider and varied convenience needs, there is a large Co-op Supermarket located on Copson Street, a 9 minute walk from the property.

The site is also in close proximity to Withington Community Hospital and Christies Hospital.

There are also numerous bus routes that run along Burton Road towards Manchester City Centre (Piccadilly Gardens) and in the other direction, towards Chorlton.

Thus the site is in close proximity to local amenities, such the aforementioned shops and has good access to public transport links.

## **Existing**

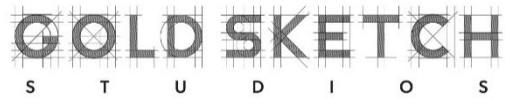
The property currently comprises of a basement, ground floor, first floor and second floor. The basement comprise of three rooms but has not been converted to a habitable space. The property currently houses 4no. 1-bedroom apartments across the ground, first and second floors.

The ground floor houses a two 1-bedroom apartments. The rear apartment contains 1 bedroom, 1 bathroom with a bath, and a kitchen. The front apartment is a duplex apartment, with a bedroom (Room 0E4) and bathroom (Room 0E3) on the ground floor level, and a staircase leading to additional space on the first floor, which houses the living room and kitchen, at the front of the first floor (Rooms 1E7 and 1E8).

The rear of the first floor houses another 1-bedroom apartment. This apartment contains a bedroom, a bathroom with a bath, and a kitchen (Rooms 1E3, 1E5 and 1E4 respectively).

## **PLANNING STATEMENT**

### **1 Chatham Grove, Withington, M20 1HS**



The second floor houses a 1-bedroom apartment which contains a bedroom, a bathroom with a bath, a kitchen and a living room/office.

### **Planning History**

Some applications have been submitted previously for this site;

- In June 1984, an application was approved to make alterations to three flats to create four flats. Application Ref 021383.
- In August 2010, an application to erect a single storey rear extension to existing ground floor flat was approved and granted permission. Application Ref 093233/FO/2010/S1

### **Proposal**

The current application seeks permission for the creation of a 2-bedroom apartment in the basement.

The basement will house 1no. 2-bedroom apartment. The master bedroom (-1P4) will have an en-suite bathroom (-1P5) and there will be another bathroom (-1P2) servicing the other residents/visitors of the apartment. The second bedroom is a single bedroom (-1P7)

There will be a kitchen and (-1P6) and a spacious living room (-1P1).

All rooms will exceed minimum national size standards.

The entrance will be via steps at the rear of the building and one will enter the apartment through the living room. A lightwell will be created at the front elevation to allow for natural light to the double bedroom. This lightwell will also be utilised for fire escape purposed, within the fire escape strategy for the building.

Although this site is in extremely close proximity to local amenities and public transport link, thereby the residents will not find it a necessity to own their own car, the proposed site plan has upgrade the existing 2 on-site parking spaces, to now include 4 on-site parking spaces. There is also a bike store proposed in front of the basement lightwell, which can store up to 2 bikes.

Bin store is provided on site. The proposal includes an upgrade from 9 bins to storage for 11 bins to accommodate all present and future residents. The bins will be stored on site, in the large courtyard on the left side.

### **Conclusion**

The current planning application for 1 Chatham Grove, Withington, seeks approval for the conversion of the basement into a self-contained, two-bedroom apartment. Crucially, this proposal involves no increase to the property's footprint or external extensions, maintaining its existing physical presence.

The development will add one new two-bedroom apartment in the currently unconverted basement, which includes the provision for natural light via a new lightwell. All rooms comply with the Nationally Described Space Standards (NDSS).

## **PLANNING STATEMENT**

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The site's excellent location—with proximity to essential local amenities, shopping, hospitals, and major public transport links along Burton Road—strongly supports the proposed increase in residential density. The accessibility of the site mitigates the need for on-site parking provision.

This application is supported by detailed plans and elevations and takes due consideration of the site's planning history. The proposal represents a sustainable and well-considered use of an existing residential building, effectively utilizing underused space to create much-needed additional housing.