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DESIGN AND ACCESS STATEMENT

IN RELATION TO:
20 Godbert Avenue,
Chorlton,
M21 7JA

Re: Householder Planning application for a double story rear extension at 20 Godbert Avenue, Chortlon M21 7JA

DESIGN & ACCESS STATEMENT TO ACCOMPANY A LAWFUL DEVELOPMENT APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportional to the scheme under consideration.

1. **Use**

   The subject premises is terraced dwelling situated in Chorlton on a residential street. The current use as a single-family dwelling (C3) remains unchanged.

2. **Amount of development**

   - The subject property proposes a double-story rear extension to increase the kitchen size and add one additional bedroom upstairs. The proposal looks to meet the needs of the client whilst reducing the impact upon neighboring premises.

3. **Indicative Layout**

   Ground Floor:

   The extension provides an enlarged kitchen and integrated dining area to accommodate modern family life.

   First Floor:

   The development adds one additional bedroom.

4. **Scale**

   To mitigate the impact on neighbouring properties, the extension features a hipped roof design. This reduces the bulk of the building at the boundary line, preserving natural light and preventing an overbearing "tunnelling" effect for adjacent residents.

5. Landscaping

- Due to the nature of the scheme, no landscaping forms part of the proposal.

6. Appearance

- The proposal has, where possible, tried to maintain the existing features of the dwelling to remain in keeping with the street scene. The exterior finish is to match the existing material.

7. Access

- Access to the building is unaffected by the proposal.

DESIGN SUMMARY

The proposed scheme represents a high-quality, proportionate addition to 20 Godbert Avenue. By utilizing a hipped roof and matching materials, the development provides necessary living space for a growing family while respecting the character of the Chorlton street scene and the amenity of neighbouring residents.