CONSTRUCTION AND DEVELOPMENTS LIMITED

Company Number / 16001342
17 Hawthorne Avenue,
Farnworth, Bolton, Lancashire,
England, BL4 0BN
[redacted]

DESIGN ACCESS STATEMENT

67 Wilbraham Road, Manchester M14 7DN

GENERAL

This statement has been prepared in support of an application for full planning permission for the proposed rear and side first-floor extension to the existing detached dwelling.
The proposed development consists of a first-floor extension located to the rear side of the property. The extension has been designed to integrate with the existing structure, following the established building line and respecting the scale and proportions of the host dwelling.
The primary purpose of the extension is to provide additional living accommodation for Mr Shahid Shafiq and his family, specifically to create a new bedroom with an en-suite facility for his grandchildren.

PROPOSED ACCOMMODATION

The proposed works include:
• A new first-floor bedroom
• A new en-suite bathroom attached to the bedroom

APPLICATION SITE APPRAISAL

The application site is a detached house located in the Fallowfield area of Manchester, featuring both front and rear gardens. Access to the site is via Wilbraham Road, which provides convenient vehicular access.

DESIGN PROPOSAL

Overall, the applicant seeks to achieve a high standard of design, and the following considerations have been taken into account:

- The proposed extension will provide additional living accommodation for the family, specifically a new first-floor bedroom with en-suite facilities to accommodate Mr Shahid Shafiq's grandchildren.
- The layout and positioning of the extension have been carefully considered to ensure it integrates with the existing dwelling while minimising its visual impact. The proposal follows the established form of the house and represents a proportionate and unobtrusive addition.
- The extension will be constructed using external materials that match or closely resemble the existing property, ensuring a consistent and harmonious appearance with the current dwelling.

As the proposed development is fully contained within the existing residential curtilage, it is not expected to result in any significant nuisance or adverse impact on neighbouring properties, in terms of overlooking, loss of light, or overshadowing

HIGHWAY CONSIDERATIONS

There are no highway considerations relevant to this proposal, as the existing access from via Wilbraham Road, which leads to the house, is to be used.

TREES and HEDGES

There are no trees and hedges to the whole of the application site, to be retained as existing.

POLICIES

This proposal has been designed with regard to the Planning Portal Summary (single story extension).

ACCESS

The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale and the use of appropriate materials.