DESIGN & ACCESS STATEMENT

25 Kingsway, Levenshulme Manchester
M19 2BZ

Site	25 Kingsway, Levenshulme, Manchester M19 2BZ
Agent	AFR Studio Limited
Prepared by	Amjad Tahir
Proposal	Single-storey side and rear extension.

Prepared in support of a Householder Planning Application

1. Introduction

This Design and Access Statement has been prepared by AFR Studio Limited in support of a householder planning application at 25 Kingsway, Levenshulme, Manchester M19 2BZ.

The proposal has been developed to provide additional and improved accommodation for the existing dwelling while retaining the principal two-storey form of the house and respecting the character and amenity of the surrounding residential area.

2. Site and Surrounding Context

The application site comprises the residential property at 25 Kingsway, Levenshulme, located close to the junction of Kingsway and Green Drive. The dwelling sits within an established residential area characterised by traditional houses and a range of domestic additions and alterations.

The site benefits from a relatively generous plot around the dwelling. The proposed works are confined to ground-floor level and are positioned to the side and rear, allowing the original two-storey building to remain the dominant element when viewed from the surrounding streets.



Figure 1: DR-01 – Location Plan and Site Plan

The location plan and site plan illustrate the position of No. 25 and confirm the site's relationship with Kingsway, Green Drive and adjoining residential properties.

3. Relevant Planning History

The site has two previous planning approvals for domestic extensions. These permissions provide important site-specific context because the Local Planning Authority has already accepted the principle of extending this dwelling to both the rear and the side to provide additional living accommodation.

3.1 Application 087941/FH/2008/N2

Description: Erection of single storey rear extension to form additional living accommodation following demolition of existing outbuilding and 1.8 metre high gates to new access from Green Drive.

Decision: Approved

Decision notice sent: 29 December 2008

3.2 Application 126569/FH/2020

Description: Erection of single storey side extension to facilitate additional living accommodation.

Decision: Approved

3.3 Relevance of the Previous Approvals

The current application essentially brings together the principles of the previously approved side extension and the previously approved rear extension within one coordinated design. This is a stronger and more relevant planning context than simply noting that the property has been extended before: the Local Planning Authority has specifically considered and approved both forms of single-storey development at this same dwelling.

The current scheme should therefore be considered as a coherent evolution of development principles already accepted at the site. The previous approvals do not predetermine the present application, which must be assessed on its own merits, but they provide a clear and directly relevant precedent for the type and location of development now proposed.

4. Proposed Development

Proposed Application Description

"Erection of single-storey side and rear extensions to provide additional living accommodation, together with associated alterations."

Proposed Layout

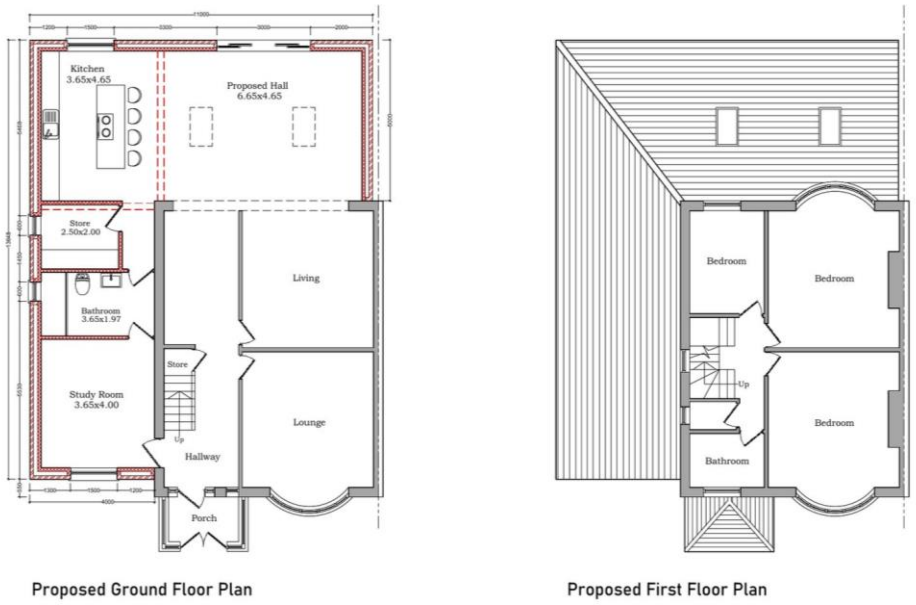


Figure 2: DR-05 – Proposed Building Plans

5.Scale, Form and Massing

The proposed side and rear extensions are single storey and sit well below the eaves and ridge of the main dwelling. This limits visual bulk and reduces the potential for the development to appear over-dominant when viewed from neighbouring properties or the public realm.

5. Appearance and Materials

The elevations show the proposed extension using the same roof treatment to match the existing roof specification. New double-glazed PVC framed windows are also shown to match the existing window specification, helping the extension integrate visually with the host property.



Figure 3: DR-07 – Proposed Front and Rear Elevations



Figure 4: DR-08 – Proposed Side Elevations

6.Planning Balance and Previous Approvals

The planning history provides a particularly relevant context for the present proposal. In 2008, Manchester City Council approved a single-storey rear extension at the property, and in 2020 the Council approved a single-storey side extension.

The current proposal has been designed to rationalise those principles through a unified roof form, matching materials and an integrated internal layout. This avoids the appearance of piecemeal development and provides a more coherent overall design response.

Accordingly, while the current application should be determined on its own design and amenity impacts, the two previous approvals weigh positively in understanding the established development context of the site.

7.Conclusion

The scheme retains the principal character and two-storey form of the existing dwelling while providing practical additional accommodation at ground-floor level.

The proposal:

- remains subordinate to the host dwelling;
- uses a single-storey form to limit visual impact;
- uses roof and window treatments designed to match the existing property;
- improves the functionality and daylighting of the ground-floor accommodation;
- retains the existing residential use and established principal access;
- avoids unacceptable overlooking or upper-level visual dominance; and

The two earlier permissions are particularly relevant because they demonstrate that both side and rear single-storey extensions have previously been accepted in principle at 25 Kingsway. The current scheme provides a coherent and considered evolution of those established development principles.

For these reasons, it is respectfully considered that the proposal represents an appropriate form of development and that planning permission should be granted.