25th September 2026

# Design and Access Statement

**Re: Proposed Detached Outbuilding at: 45 White Moss Avenue, Chorlton**

## Development Summary

This statement accompanies a Householder Planning Application for the creation of a detached single storey garden room at the above property which is outside the Permitted Development guidelines.

## 1. Location

White Moss Avenue is a sought after residential area and features a mix of large period semi-detached houses alongside modern or purpose-built apartment developments. It is within walking distance of the Wilbraham Road Metrolink tram stop, providing direct access to Manchester city centre and Manchester Airport.

There are various garden rooms like this in this area, below are examples of these buildings.

REF- 14239/FH/2025- 49 Whitelow Road – has a height of 3.5m to the Ridge and is 2.5m to the boundary.

REF- 130866/FH/2021- 19 Whitelow Road –has a 4.6m Ridge with a dual pitched roof.

REF- 127441/FH/2020- 236 Kings Road –has a height of 2.5 to the Eaves and 3.9m to Ridge.

REF- 140934/FH/2024- 274 Kings Road – has a height of 2.6 to Eaves and 3.6 to Ridge.

## 2. Amount

The development proposal is to form a single storey, detached outbuilding to the rear of the garden of the existing property. The proposed building will provide 29 sq.m of internal floor space.

## 3. Scale

The proposed building covers less than 50% of the garden area with a height to ridge being 3.765m from ground level, and 2.626m to the top of the eaves against the party wall boundary.

## 4. Layout

The layout is 29sqm internal footprint, which is under the requirement for any Building Control involvement and as noted above does not cover more than 50% of the garden area inline with Permitted Development Guidelines.

## 5. Use

The outbuilding is to be used as an office by the occupants to enable them to work from home in a quiet environment. A small toilet and sink area will be created at the far end.

## 6. Appearance

The proposed outbuilding will be formed in matching materials that are used in the area with a buff coloured brick and a dark coloured roofing tile.
The doors and windows are black uPVC, and a matching black fascia and soffit board with black uPVC rainwater goods will be installed.

This accords with other rear garden rooms which have been built out in the area, for which details of these are noted above in section 1.

## 7. Access and Linkages

It is within walking distance of the Wilbraham Road Metrolink tram stop, providing direct access to Manchester city centre and Manchester Airport.

The owner is keen to retained privacy between the neighbouring properties and will install a new 1.8m fence to each of the boundaries.

The owner is also fond of birds and wildlife and will be adding bird boxes to the rear gable of the outbuilding.

## 8. Conclusion

This design and access statement has been used to inform the design process and continues to develop with the scheme, and should be considered with all the supporting documents accompanying this planning application.

The proposal is form a small detached garden room to the rear garden area of an existing property. This would benefit the residents greatly in assisting them working from home and not having to travel to their workplace on a daily basis.

This application has been submitted as the building has been partially completed and the overall height to the ridge and the party wall eaves are slightly outside the permitted development guidelines for outbuildings formed within 2m of the site boundary.
As noted in section 1, this is no different to other examples of outbuildings which have successfully been granted planning approval in the same area.

The site is relatively small the development and will have no significant impact on the street scene or surrounding buildings. Further, the location and proposed scheme fits in with the type of sustainable development as promoted in national, regional and local guidance.

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