



DESIGN AND ACCESS STATEMENT

Project:
**Erection of detached dwelling and
change of use of land to residential
curtilage**

Location:
Land between 21 and 23 Mode Hill Lane

Client:
Mr. Ali Raza Hassani

Date: March 2022

Project reference: PP107 (Rev D)

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1.0 Introduction

The proposed development is a detached residential development and a resubmission of previously approved application (ref 64333) on Mode Hill Lane, Whitefield, Manchester.

2.0 Site analysis

The proposal is on Mode Hill Lane, Whitefield, Manchester and along recently built residential development. The site also contains green built designated land at the rear highlighted in blue (figure 2.1)



Fig 2 Location Plan (extracted from google map)



Fig 3 Existing Site Photo (extracted from google street view)

3.0 Existing Surrounding

The site is predominantly residential, It was previously used as agricultural land, plant nursery with associated buildings and part of a pair semi-detached houses, which were present on the site from 1956 to 1971. Recently the site was used as compound and storage space for the construction work for adjoining properties. This parcel of land which was unregistered with Land Registry is identified by the developers SPI Homes to the front of the site and will provide the additional space for a new detached dwelling house. It is also only 5 miles from Manchester city centre, short drive to junction 17 M60 ring road, Besses o'th Barn Metrolink station, with local shops, 2 schools.

4.0 Proposed Development

The proposed three bedroom dwelling development is similar in architectural detail to residential dwelling recently constructed along the street scene.

It will include two parking space at the front of the dwelling and will benefit from existing dropped kerb for vehicular access.

It will also share boundary at the rear for the proposal to an existing green belt area highlighted in blue line (fig 4), which will be maintained as the open countryside.

To meet green belt policy, very special circumstances (VSC), the rear garden has limited use by future occupants and no permanent structure is to be erected.



Fig. 4 Proposed Site Plan

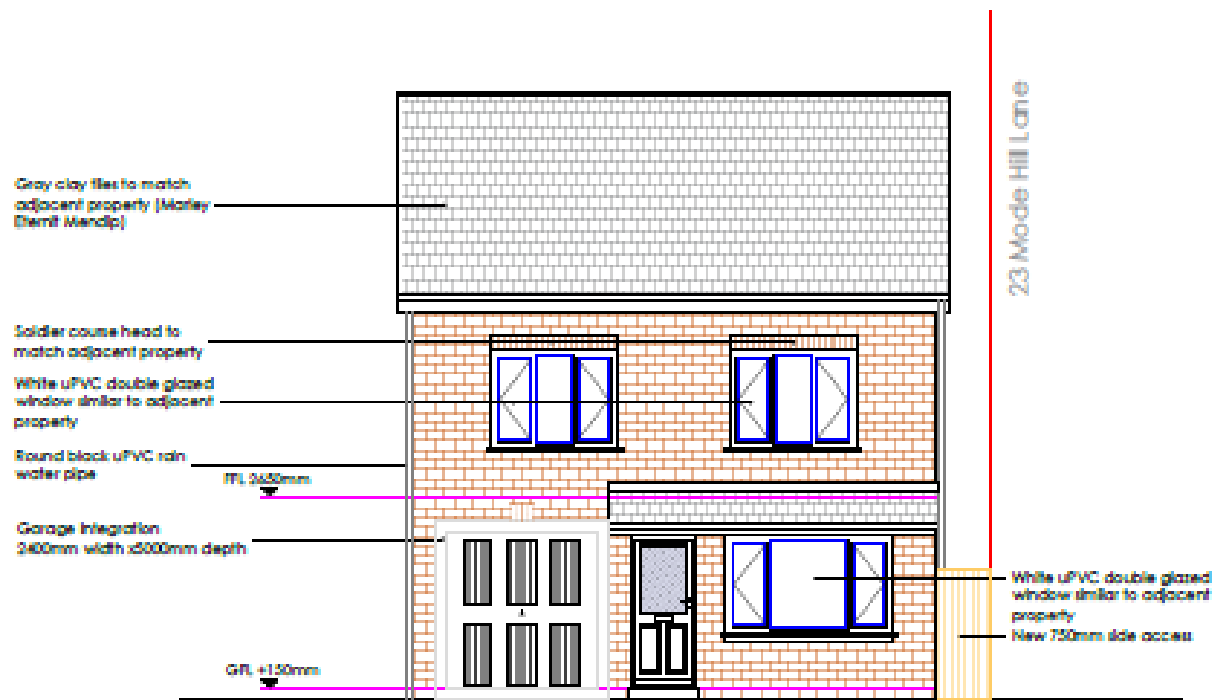


Fig. 5 Proposed front Elevation

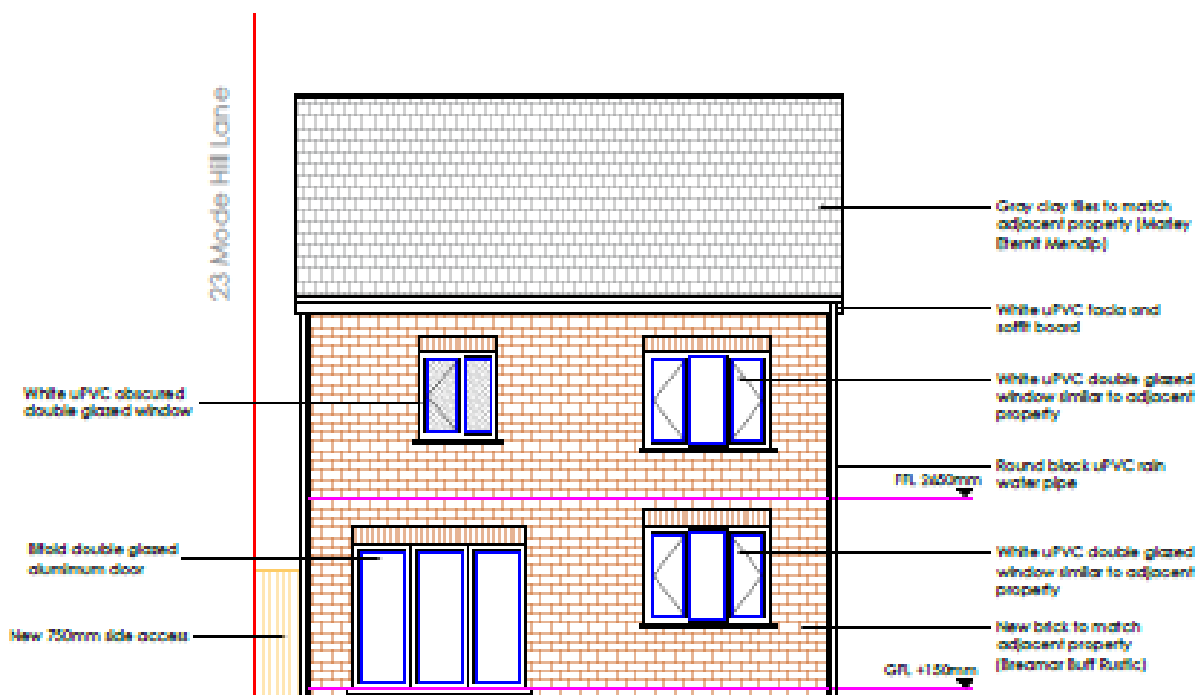


Fig. 6 Rear Elevation

5.0 Scale

The proposed development will reflect newly built adjacent houses in terms of architectural design, height and size.

6.0 Use and Layout

The Proposed Three bedrooms has been designed so that overlooking to neighbouring properties has been eliminated by fenestration.

7.0 Landscaping

The proposal will continue the precedent set by adjacent properties. Boundaries timber fenced already maintained. Unmaintained Localised shrubbery on site will be removed.

8.0 Access

Neighbouring properties at Mode Hill Lane are accessed from throughfare and thus set the precedent for the proposal.

The existing dropped kerb used as construction site previously will give access parking at the front of the property