



**RESUBMISSION
PROPOSED DEVELOPMENT
LAND ADJACENT TO
No 11 DOVEHOUSE CLOSE
WHITEFIELD
MANCHESTER
M45 7PE**

**RFP SURVEYS
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DATE: 214 FEB 2023*

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LAND ADJACENT TO No 11 ON DOVEHOUSE CLOSE PREVIOUS ACCLOID CASE No 68320

DESIGN ACCESS STATEMENT

INTRODUCTION

Submission concerning the following proposed development, a planning application for land at Dovehouse Close Whitefield. To build a 2 Storey, 3-bedroom dwelling, with parking areas to the left and front. The intended layout will have easy outdoor access and well spaced parking.

SITE LOCATION

The plot of land situated at the end of Dovehouse Close is in a developed residential area. Dovehouse Close includes a combination of 2 storey houses and 3 storey flats. Nearby amenities include multiple schools, shops and large parks to encourage a fit lifestyle suitable for a family dwelling. Access to local public transport. The area is very well established and has great motorway links nearby. The current site is overgrown and looks unloved, leaving Dovehouse Close looking incomplete. An addition of a dwelling would be a great use of this site.

PLAN

Easily accessible front driveway and a sizable rear garden. Driveway to allow parking for 2 cars with egress onto Dovehouse Close in forward gear. The house is to be set back in center to prevent terracing affect. The rear garden will be extensively landscaped to include as much greenery, trees and flowers as possible. The front garden too will benefit from planted edges and trees to be planted at rear and side gates for security. The front will have resin driveway to allow ease of parking cars. A low level fence/hedge will be incorporated to allow full visibility of the footpath for car movements.

Walkway on the left side will allow access to the rear of the property and bin route. The house will not overshadow any neighboring properties and also will be a similar size to neighboring houses.

Intended plan is to build a 2 storey dwelling which consists of a traditional layout. The ground floor will consist of a family room and an open kitchen/diner area with rear patio doors for garden access. There will be access to a utility room from the kitchen. On the 1st floor there is intention to have 3 bedrooms available, 1 bedroom with an en suite and a family bathroom.

The street currently consists of a mixture of dwellings: a development of blocks of flats and 2 storey houses. Majority of properties on Dovehouse Close have a variety of facades, a mixture of modern and traditional. Number 1 Dovehouse Close has a very modern look, with a rendered front and has front pitched peak roof(63026). The adjacent dwelling Number 11 Dovehouse Close has just recently had a plan approved(67663) for a front pitched peak roof style extension, again a modern look. Majority properties of Dovehouse Close have been rendered and have grey window frames to achieve the modern look. Number 7 Ringley Drive which has a very unique look and is visible as you enter the street with large windows. The variety of unique dwellings means this proposed plan would be a suitable addition.

The intention is to create a nice family home for the client and the design will improve the quality capacity of the family and will compliment surrounding dwellings. It will be designed to incorporate both traditional and modern living, suitable for a growing family.

The list of materials intended for aesthetics:

- Windows- Aluminum powder coated grey
- Bricks- Winerburger Kempley antique mixture
- Roof- Slates in grey
- Rainwater pipes- Ogee style (grey)
- Down pipes- circular

The property will be designed after a comprehensive ground investigation has been carried out by borehole techniques. A feature retaining wall will be incorporated by interlocking block system as designed by a proprietary company after the site investigation work.

SUMMARY

Based on the information we have provided we believe the development will be a safe and considerate addition to the area. Using high quality materials, well thought out design and the intention to create a high standard of accommodation. The nearby neighborhood have had similar projects such as this and has had a positive effect on the area, in terms of living and design.

Following the pre-application advice and subsequent refusal of the previous planning application the development has been redesigned accordingly to comply with the recommendations made by the planning officer. We then ensured the comfort of modern living for the end user, which is commonly evident in the area; therefore will fit in well with the current existing dwellings. In conclusion, this proposal will help improve the area by providing an additional residential property for the wide range of residents and to make a positive use of an unused area.

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DATE 14 Feb 2023