

DESIGN AND ACCESS STATEMENT - Revision A

REF DA/PL/2025/A

## PROPOSED SINGLE STOREY EXTENSION TO PROVIDE AN ADDITIONAL STORAGE UNIT

LAND OFF POPPYTHORN LANE  
PRESTWICH

### AMOUNT OF DEVELOPMENT

The proposed development comprises of an extension to the existing storage units to provide an additional unit. The floor area of the extension would be 51sq.m.

### LAYOUT

From the outset, two options in terms of layout were considered for this development.

The first option was to continue the line of the existing units with parking parallel to or at 90 degrees to Poppythorn Lane for the additional unit. Unfortunately, there would be insufficient space for parking/loading and it would also make turning into the new unit very tight - see Sketch Layout 1.

The second option was to take advantage of the shape of the site which, as it is triangular, would allow for an extension in the form of a trapezium to be built with a shutter door facing down the length of the service yard. This shutter position would also allow for a vehicle to be easily driven into and out of the new unit if required - see Proposed Plans.

Both of these options and in fact the existing site arrangement itself have situations where a vehicle parked in front of one unit would obstruct access to an adjoining unit.

The applicant, who has owned the site for over 15 years and uses one of the units for his own business, has confirmed that parking/loading has never been an issue with any of the tenants who are mainly small business owners or self-employed people. For much of the time there is little or no site traffic at all. Tenants are normally picking up or dropping off equipment or materials. Vehicles are not left unattended nor parked for any length of time.

It was decided that option 2 was the better option in terms of practicalities.

#### SCALE

The proposed extension would be in the shape of a trapezium with an overall width of 10.000m and a maximum overall depth of 8.185m with a height to match the height of the existing units.

#### LANDSCAPING

The existing hard surfacing to the servicing area would be retained.

#### APPEARANCE

The roof of the extension would be finished with profile steel sheeting to match the existing units. The walls would be constructed from brickwork, again, to match the existing units with a gable on the Poppythorn Lane elevation.

#### USE

The site has a longstanding use of individual storage units/garages and this would be continued.

#### ACCESS

The existing access to the site is situated to the east of Poppythorn Lane giving direct access to the service area.

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