

Northside Plans Ltd

Planning and Building Design

116 Simister Lane
Prestwich
Manchester
M25 2SB

0161 643 2422

DESIGN AND ACCESS STATEMENT

REF 67PL/1D&A

APPLICATION

Single storey rear and side extensions

67 Poppythorn Lane
Prestwich

AMOUNT

The proposal comprises of single storey extensions at the rear and to the side of the dwelling.

LAYOUT

The rear extension would enlarge the rear ground floor area to create a combined kitchen and dining room which would have external doors leading to the rear garden.

The side extension would allow for a ground floor WC accessed from the hall.

SCALE

The rear extension would be 5.060x2.610m and the height of the flat roof would be 3.350m above ground level.

The side extension would be 3.590x1.503m and the top of the lean-to roof would be 3.4m above ground level.

LANDSCAPING

There are no landscaping issues associated with this development.

ACCESS

Access to the site is not affected by these proposals.

APPEARANCE

The rear extension roof would have a large lantern light to maximise the amount of daylight available to the dining room and kitchen and this would be set in a flat roof. The external walls would be constructed in brickwork to match the brickwork of the original house.

The side extension would be set back from the existing main corner of the dwelling and would have a simple lean-to roof finished in slate to match the existing main roof slates. The external walls would be constructed in brickwork to match the existing brickwork of the original house.

USE

The extension is for residential use.

Nigel Tams

22nd December 2021

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