

APPLICATION

Replacement Dwelling

LOCATION

9 Chatsworth Avenue Prestwich Manchester M25 1LZ

AMOUNT OF DEVELOPMENT

The proposal comprises of the replacement of a semi- detached house with a with a new semi-detached house and associated external works.

PLANNING HISTORY

Planning approval (ref 69225) was granted in March this year, for; two storey extensions at side / rear and new front bay extensions; creation of new vehicular access measuring 4.5m wide and the reinstatement of the existing footway crossing.

Work on site commenced shortly after approval and it soon became clear that the original construction, including foundations, had been carried out to a very poor standard. During preparation for the construction phase, what was left of the original building, collapsed.

This application is for the construction of a replacement semi-detached house on exactly the same footprint and to the same design, including materials to be used, to that previously approved.

LAYOUT

The layout of the plot, including the siting of the dwelling, follows the original arrangement with vehicular access and parking off Chatsworth Avenue at the front and a side access (including bin storage) leading to a private garden at the rear.

SCALE

The dimensions of the dwelling are 10702mm wide x 9655mm deep x 8060mm high. The two front bays, projecting 780mm, would be 2890mm wide.

LANDSCAPING

Permeable surfacing would be used at the front of the plot including the parking area. Paving would be used for the side access together with the patio area at the rear. Soft landscaping would include a grass lawn and perimeter planted borders at the rear.

APPEARANCE

The replacement semi-detached house would follow the features of the original dwelling, with a hipped pitched roof, brick faced external walls and two front bays of similar size to the original.

USE

This proposal would resume the established residential use of this plot.

ACCESS

The site is within walking distance of the public transport routes and the local shopping area on Heywood Road.

Nigel Tams

14/09/2023

Northside Plans Ltd