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DESIGN AND ACCESS STATEMENT

16 Stanway Road Whitefield Manchester M45 8EG – Proposed part two storey part single storey rear extension + front porch with oriel window at first floor

Introduction

1. This is a householder planning application to build a rear extension and front porch extension.

The Proposal Site

2. 16 Stanway Road is a 3 bedroom semi-detached house in a street of similar properties.

Design

3. The proposal to build a part two storey and part single storey extension to the rear of the property, the single storey element to have a flat roof whilst the two storey element will have a hipped roof to match the rest of the house.
4. The front porch will be mostly timber construction with glazing above sill level and a tiled, single pitch roof. A splayed bay window is to be built above the porch in order to increase the floor area of the third bedroom.
5. Materials will be white rendered blockwork to the side and rear elevations and facing brick to match existing to the porch. Roof tiles will match existing. Windows and doors will be dark grey in either powder-coated aluminium or pvc-u.

Access, parking and landscape

6. Access and parking within the curtilage will remain unaltered. The outbuilding to the rear of the site will be retained.

Summary

7. The scheme will provide improved space standards and accommodation whilst having minimal impact on its neighbours. The pre-app response incorrectly refers to an existing bathroom extension to the first floor. The existing outbuilding(s) are to be retained.