

12A Rectory Ave

Design and Access Statement

Prestwich,
Manchester,
M25 1DE

1. Site:

The proposed site is located on Rectory Ave, which is just off Rectory Lane, Prestwich. The existing property is a detached double storey residential dwelling with a front and rear garden and a driveway.



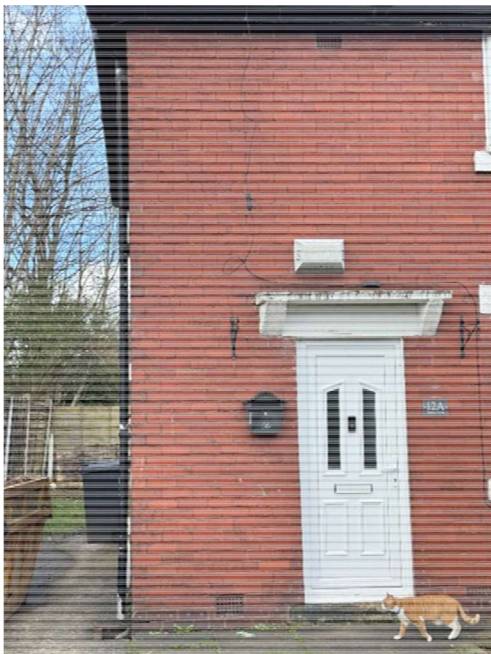
Existing Site Images (Pre-Demolition):



Front Elevation



Rear Elevation



Front Elevation wall outer plumbness

2. Introduction:

The existing dwelling is a detached two-bedroom house featuring a traditional design with brick walls and UPVC windows. There is front garden and driveway, while the rear garden offers a private outdoor space. Inside, the ground floor comprises a living room and a kitchen area. Upstairs, there are two bedrooms and a relatively small bathroom.

The house has suffered from historic subsidence on one side and one of the rear corners. The house was underpinned sometime in the late 1980's, with the report suggesting that the movement is long standing. However, internally the movement appears to have continued with clear uneven levelling in the floor, sloping towards to the left of the property. This defect and outer plumbness are approximately 50-60mm and is difficult to rectify, without considerations of rebuilding. Therefore, as part of the current proposal the rebuilding of the walls and floors is considered.

3. Proposal:

The building that is present on site was subject to enforcement due to internal design alteration. The current proposal that forms this application has been modified to incorporate design features present with along Rectory Avenue. The design rational will be discussed in the body of this report.

Our proposal seeks to a double story extension to the front, rear and sides of the existing property. The extension aims to provide additional space to accommodate the needs of a growing family. Specifically, it will include a larger kitchen area and ground floor home office as well as extra bedroom on the first floor. This project reflects a commitment to meeting the evolving needs of the family by providing enhanced living areas conducive to their lifestyle.

4. Background:

Planning permission was granted for a detached dwelling house in February 2024 planning ref: 70537. Non-material amendment was granted on March 2025 planning ref: 71630. The non-material amendment involved alteration to front elevation and removal of internal walls, with only one existing wall remaining. However, due to issues with existing foundations and due to wall instability, which cause a safety issue on site, all existing house walls have been taken down to allow for new foundations to be installed. This has triggered for Planning Enforcement to request a new planning application to submitted.

The current proposal has been built up to wall plate roof level. See figure 1 below.



Figure 1 - AS BUILT FRONT ELEVATION

5. Planning Policy Framework:

The proposed development will comply with the provisions of PPS1 Delivering Sustainable Development and PPS3 Housing, both of which seek to promote sustainable development, including the re-use of land, more effective use of land and good design.

6. Impact on Amenity of Neighboring Occupiers:

The proposed development will not harm the neighbouring properties, the depth of the first floor extension would match those on the neighbouring properties. Therefore, there will be no loss of light, outlook or privacy to the neighbouring properties.

7. Amount:

The application proposal is for one replacement dwelling and would not result in an increase of residential units.

8. Scale:

The footprint of the proposed development is appropriate in scale and massing and is compatible with existing development in the area. The proposed ground to ridge height is 7.6m with a ground to eaves height of 4.9m.

Please refer to the attached plans with this application for further information.

9. Landscaping:

There will be no change to any existing landscaping.

10. Layout:

The proposed new dwelling will fully integrate with adjacent residential properties and enhance the neighbourhood.

11. Appearance:

The proposed development will be appropriate in scale in the context of its surroundings. The replacement dwelling will continue to co-ordinate with existing residential development in the area.

12. Appearance:

The proposed external walls will use masonry brick to match the existing dwelling. The roof will use the same roof tile as the existing dwelling to match and blend. The windows and doors will be UPVC to match the existing dwelling.

Please refer to the attached plans and elevations with this application for further information.

13. Access:

There will be no change to the access of the building.

14. National Space Standards Compliance:

The dwelling room sizes, and floor area comply with national standard.

Gross internal area 120m² > 93m² required

Double Bedroom floor area: 12.5m² > 11.5m² required

Single Bedroom floor area: 7.9m² > 7.5m² required

Double Bedroom minimum width: 3.43m > 2.75m required

Single Bedroom minimum width: 2.55m > 2.15m required

Ceiling Height: 2.45m clear > 2.3m required.

15. Conclusions:

The principle of residential development on the site has been established by the previous use of the property and by the use of adjacent properties. The proposed alterations will provide and enhance the street frontage and provide a suitable family home. The new dwelling will be provided within an accessible and safe residential environment, in full accordance with relevant planning policies.