

S. Ingram & Associates

CIVIC TRUST AWARD 2002 -
COMMENDATION FOR GOOD DESIGN



PLANNING & DESIGN CONSULTANTS FOR -
BEST HOUSING SMALL DEVELOPER FINALIST (APRIL 2009)

PLANNING, DESIGN & ACCESS STATEMENT FOR PROPOSED GARAGE &
CAR SPACE AT 40, KIRKSTALL RD, MIDDLETON. M24 6EX

1. PROPERTY DESCRIPTION

THE PROPERTY IS OF TRADITIONAL DESIGN & CONSTRUCTION WITHIN A ROW OF
TERRACED HOUSES WITH GARDENS TO FRONT & REAR WITH ONE CAR SPACE.

2. PLANNING HISTORY

I AM NOT AWARE OF ANY RECENT PLANNING HISTORY

3. PROPOSALS

IT IS PROPOSED TO EXTEND 2m TO FRONT ELEVATION & FORM A CAR
PARKING SPACE IN THE FRONT GARDEN

4. BNG

THIS IS NOT APPLICABLE AS THE FRONT GARDEN AREA LAWNED IS 9m²
(LESS THAN 25m²) AND THE REMAINING AREA IS HARDSTANDING.
ASSIGNED A ZERO RATING SCORE IN THE STATUTORY BIODIVERSITY
METRIC & EXEMPTED FROM THE 10% NET GAIN REQUIREMENT.
THERE IS NO IMPACT UPON HABITAT OR OPEN SPACES.

5. DESIGN

THE PROPOSED MINOR EXTENSION IS IN KEEPING WITH THE EXT'G & ADJOINING
PROPERTIES WITH MINIMAL IMPACT.

6. ACCESS

REMAIN THE SAME.

7. CONCLUSIONS

THE PROPOSALS ARE WITHIN LOCAL, REGIONAL & NATIONAL PLANNING
POLICY GUIDE LINES