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Design and Access Statement

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Project Number: 23034

Project Title: 62 Cheltenham Road, Middleton, Manchester, M24 1HG

This report is intended as a concise explanation of the proposal and to provide photographs. There are also visuals to further explain the proposal.



The above photograph shows 62 Cheltenham Road, viewed from the road.

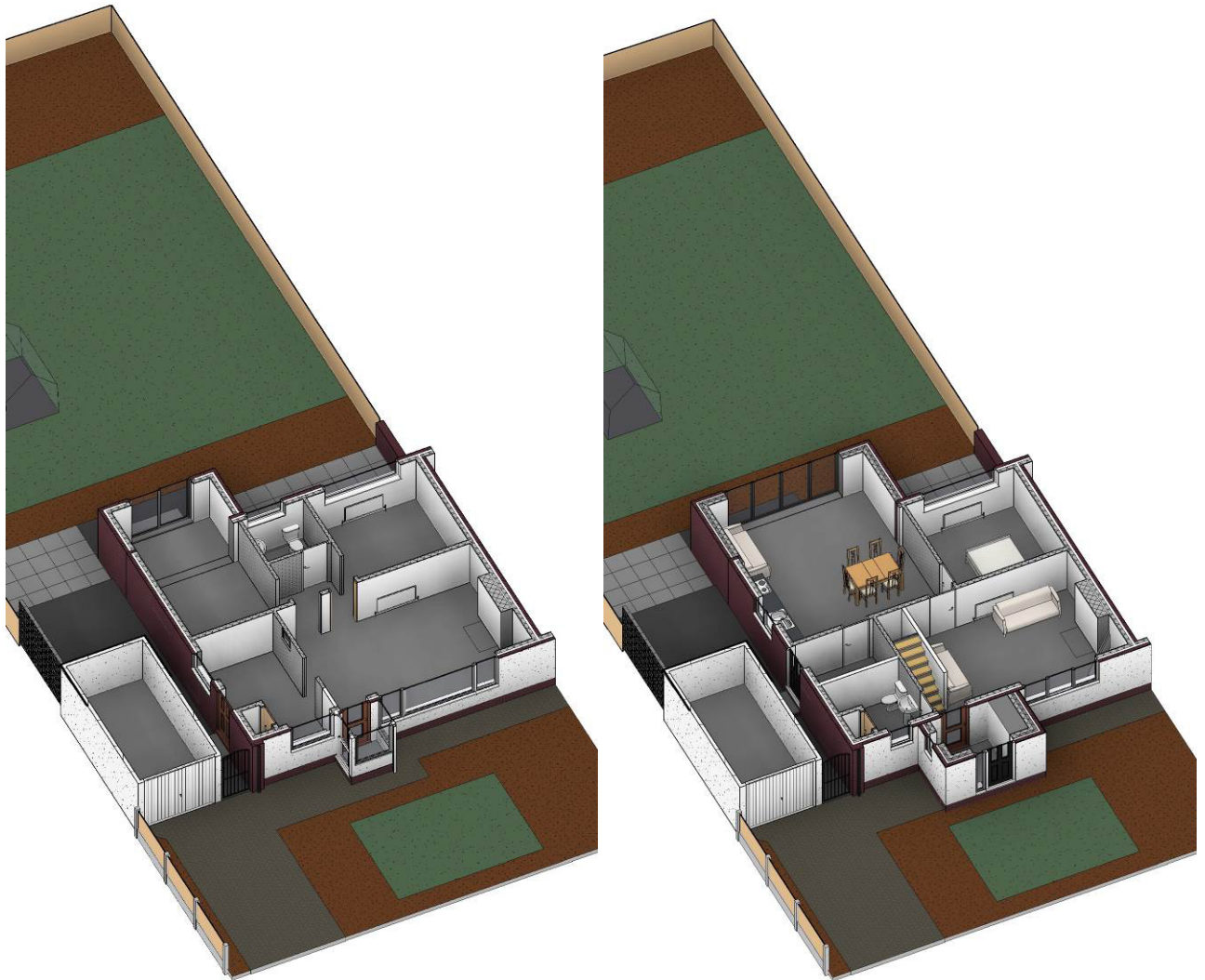
The below photograph on the left shows the existing house, the skip is for the internal strip out that has commenced. The house was purchased in need of refurbishment. The adjoining house (number 60) has a front dormer window and 58 in the distance has a rear dormer showing that roof conversions are viable. The photograph on the right shows the side elevation and the current rear single storey extension, this extension is of metric brick which is why the toothing to the existing imperial brickwork is so crude.



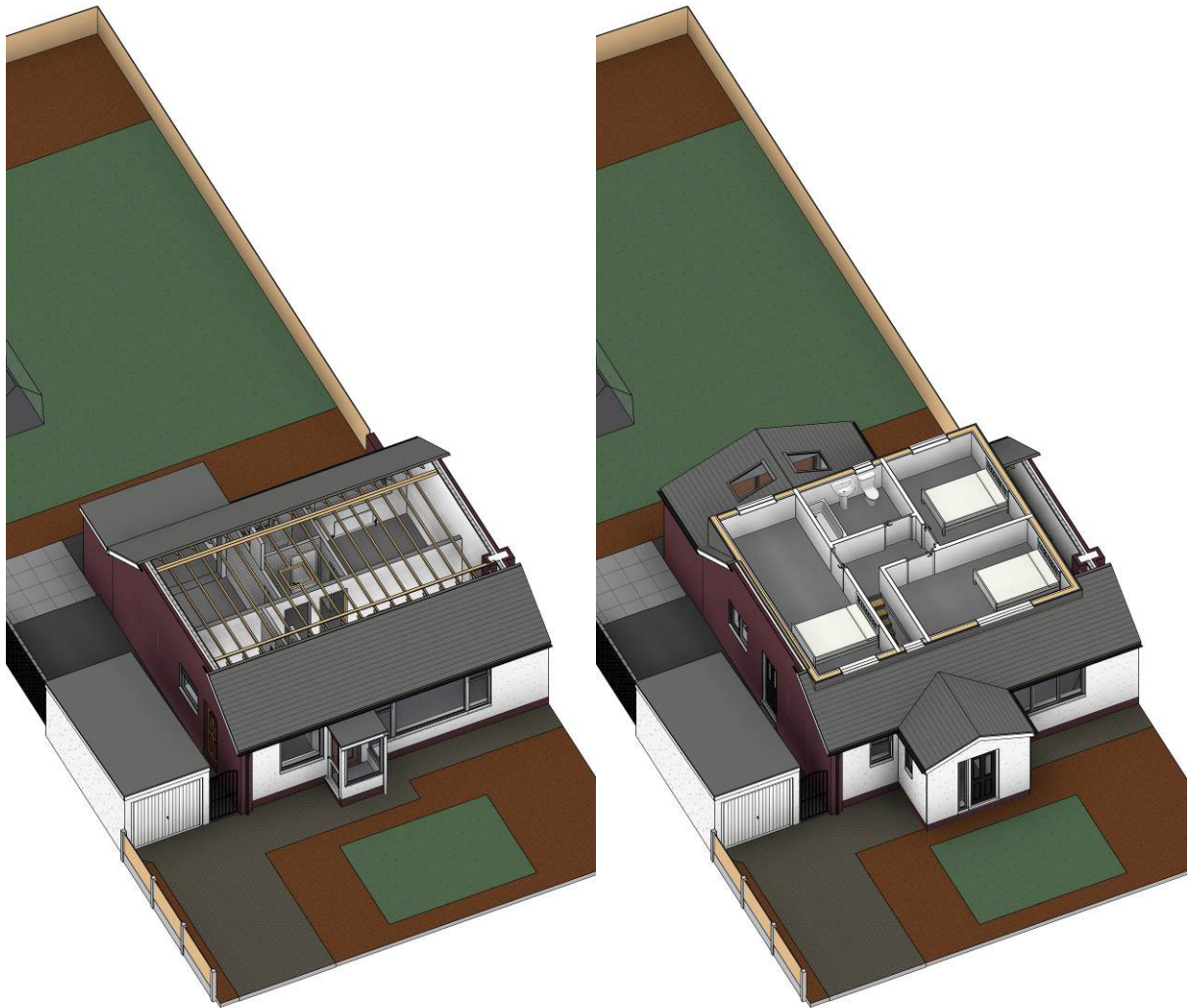
The below photograph on the left shows the rear of the house which has some over grown shrubs screening the view. The photograph on the right shows the rear garden which includes a greenhouse. The houses on Warwick Road are approximately 26m away, some of these have loft conversions at second floor level.



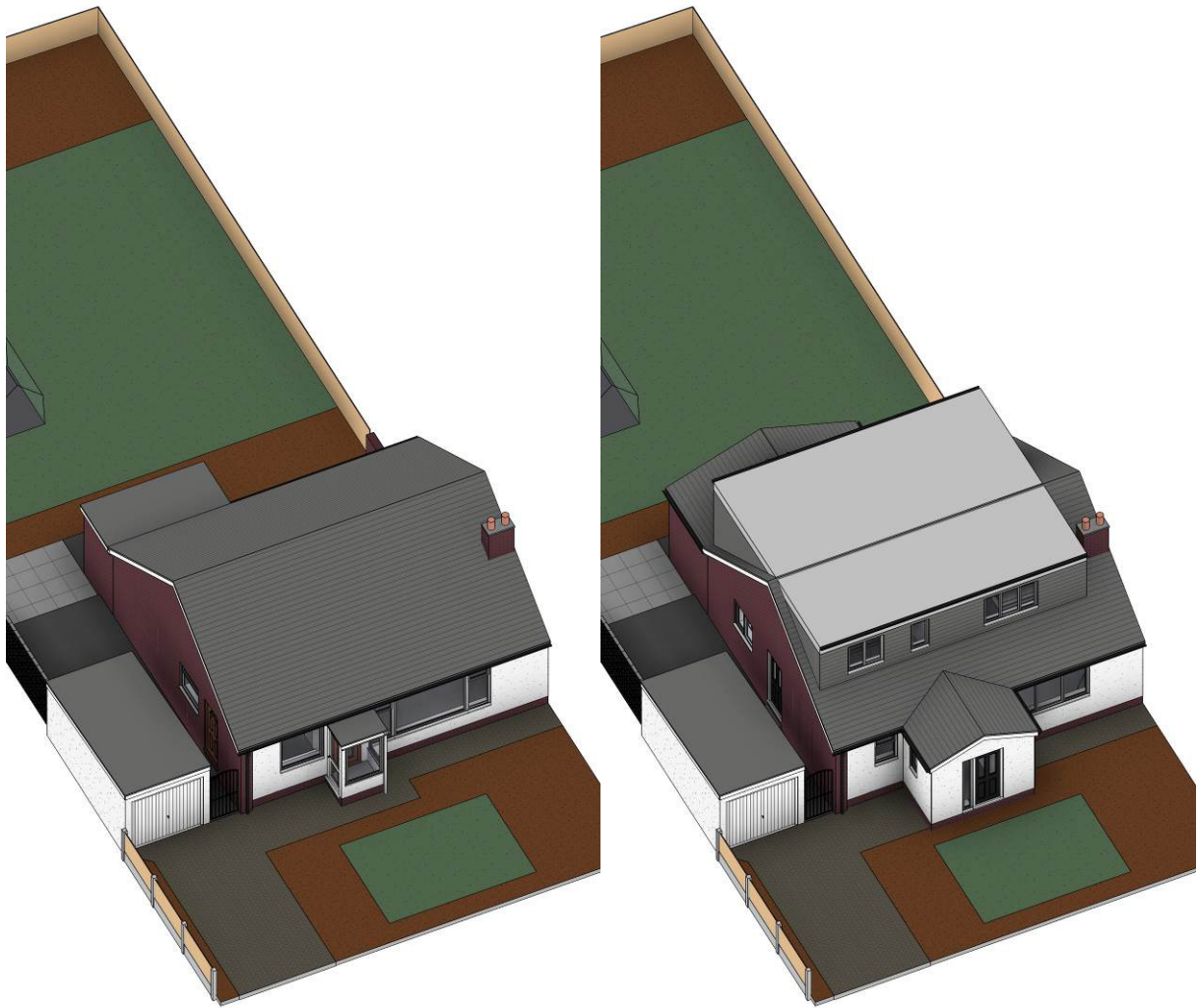
The below images show the house at ground floor level. On the left is the existing and on the right is the proposed layout. The proposal at ground floor is for a larger single storey rear extension to provide a large kitchen / dining room. Also a larger porch at the front.



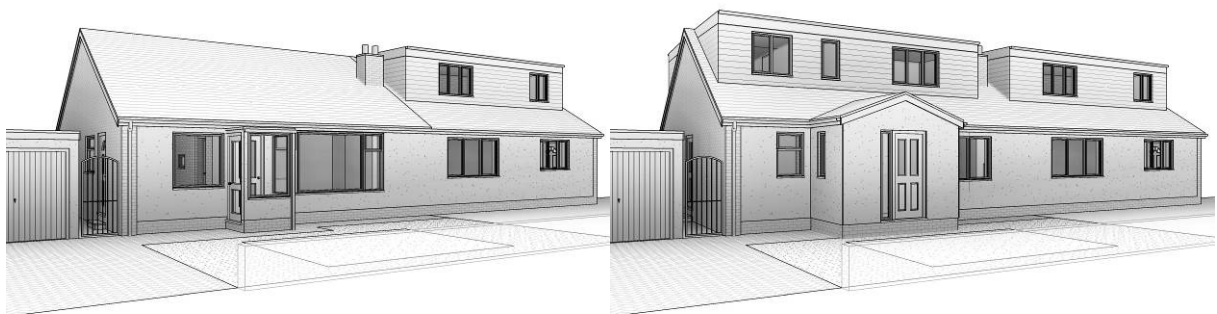
The below images show the house at loft / first floor level. On the left is the existing and on the right is the proposed layout. The proposal at first floor is for 3 bedrooms and a bathroom.



The below images show the house at loft / first floor level. On the left is the existing and on the right is the proposed layout. The proposed rear dormer is full size but at the front the dormer is sized to match the adjoining 60 Cheltenham Road's front dormer.



The below images show the house viewed from Cheltenham Road in the same views to demonstrate the proposal. On the left is the existing and on the right is the proposed. The front dormer is sized to match the adjoining 60 Cheltenham Road's front dormer. Which adds symmetry to the building. As described later the proposed porch is slightly larger than allowed by permitted development but there are similar examples locally as it helps the internal layout.



The below photograph on the left shows the front dormer of 60 Cheltenham Road. The right hand photograph shows 56 Cheltenham Road this is a slightly different house type but has had a large roof extension approved (13-00108-HOUS). Other examples of this large roof extension are at 35, 37, 39 and 40. This proposal at 62 is not as large or tall as these examples.



The below photographs show front dormer extensions on Cheltenham Road, setting a precedent for the proposed roof extension.



The below photograph on the left is another photo of 62 Cheltenham road from further away. The photograph on the right is 53 Cheltenham Road, this is similar as it has the set back front dormer and a single storey pitched roof front extension porch.



The below screenshot is taken from the Planning Portal for porches.

 Porches 

PLANNING PERMISSION

BUILDING REGULATIONS

GREENER HOMES

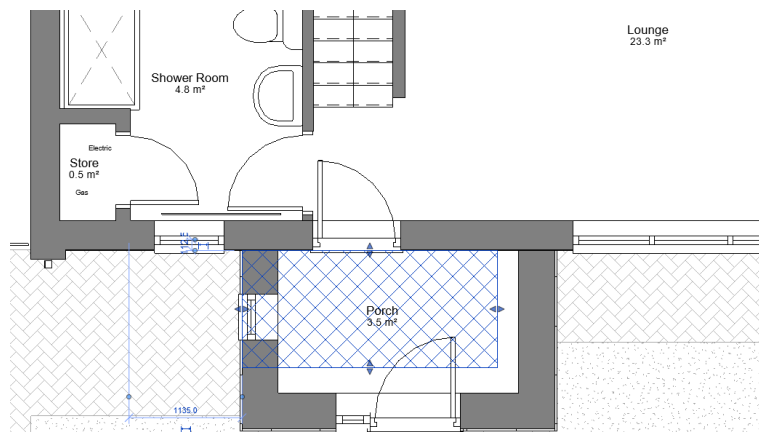
You will need to apply for planning permission if the porch:

- Would have a ground area (measured externally) of more than 3 square metres
- Would be higher than 3 metres above ground level (height needs to be measured in the same way as for a house extension); or
- Would be less than 2 metres away from the boundary of a dwellinghouse with a highway (which includes all public roads, footpaths, bridleways and byways).

[Learn more on the Planning Portal.](#)

A planning consultant may help with the smooth running of your project. To find an accurate consultancy quote, explore [Studio Charrette's calculators](#).

The proposed porch is larger than allowed by Permitted Development, the blue rectangle indicated blue is 3 square metres, so it could be reduced slightly and made of uPVC if necessary, however the proposal is similar to others in the area and creates a more aesthetically pleasing addition.



The proposed extensions would update the house which was in need of upgrade to be able to house a larger family in a manner that has many precedents in the local area.