Design & Access Statement

Land Adjacent to No 5 Manor Road

Access

Access will be from Manor road and will provide off road parking (2 spaces) for the dwelling. Sight lines are adequate in both directions.

Design

The building is in an area of mixed units of varying size and scale. The houses to the Sothern side are predominantly ex-council houses built in the '40s/50s and of no particular merit. Some have retro fitted canopies and bay windows.

The new proposal is built in a simple architectural style in brickwork to generally match surrounding houses. The main elevations meet planning standards in respect of sight distances and do not overlook adjacent properties.

The rear garden area is to normal standards.

The adjacent house (no 5) retains an adequate open rear garden.

Summary

The proposal meets all Council standards for new housing and will improve the quality of the area and create new off road parking.