

Design & Access Statement

60 Manchester Road

1. Background to Application

No 60 Manchester Road, Thurlstone was built in August 2002 and constructed as approved. An extension was approved on 10 February 2017 under 2016/0866 and now partly constructed. The applicant now wishes to extend the 2017 approval on the approved ground floor structure to form a full height extension to the original approval in 2002. *There are no issues in access terms* arising from this application which retains the existing access as originally approved.

The 2016/0866 approval is currently built to wall plate level with the external leaf in natural stone toothed into the existing house wall. The site photographs show the current arrangement fully in line with the approved drawings (enclosed) DRG A17/2016.

The proposed additional height will continue to the eaves level of the house and effectively be a seamless extension of the bulk of the house. The volume of new build over what is approved is small and considerably less than the partly built approved extension. The glazing is confined to the south elevation and the east element of openings is unchanged. The Manchester Road is very close to the building so openings to the north elevation are unwanted for reasons of noise and dirt created by heavy passing traffic.

2. Policy Issues

The extension is totally "subservient" to the main bulk of the house. The extension already approved shows the wall of the property lining through in natural stone which will be tied into the existing faces of the building up to eaves level. The ridge level proposed runs in line with the original building which, when finished, will visually be the house as it could have been constructed. There is no visual or technical value in creating a drop in ridge line which would look, in this instance, contrived and odd and create internal conflict in upper level rooms which simply run through the building upper level.

It is realised that the design is slightly at variance with extensions policy in terms of "set back" etc., but the ground floor dictates what has to happen above. The council accepted a variation in my normal designs in a recent approval under 2017/0623 which allowed the creation of an attractive "double fronted" house by supporting variation to normal rules at Thurgoland. The sensible agreement paid off in a quality extension which matches the original building. I request that a similar minor adjustment is appropriate on the site at Manchester Road.

The extension and house sits comfortably in the context of the Conservation Area domestic architecture, will cause no neighbourhood issues and increase the comfort and amenity of the dwelling to the benefit of the area's housing stock.

MAC 3/2018