

Supporting statement for single storey side and rear extension to 13 Olney Avenue Manchester M22 8AB

Site and Surroundings

The site comprises a two-storey end terrace property in the Northenden ward area of Manchester. The roof is hipped reflecting the predominant design of roof in the immediate area. The property lies at the end of a cul de sac, which backs onto properties along Shayfield Drive. Gardens lie to the front, side and rear of the property with boundary treatment made up of timber fencing hedging.

Proposed Development

The proposed development is for a single storey rear and side extension.

The extension will project at single storey from the eastern gable of the host dwelling by 3.23 metres. The proposal will also project 3.4 metres from the rear of the dwelling. Furthermore, the proposal includes a conservatory on the side of the proposed extension. The proposal will provide a dining room and lounge accommodation.

The shell of the extension has been constructed and is therefore part retrospective.

Planning History

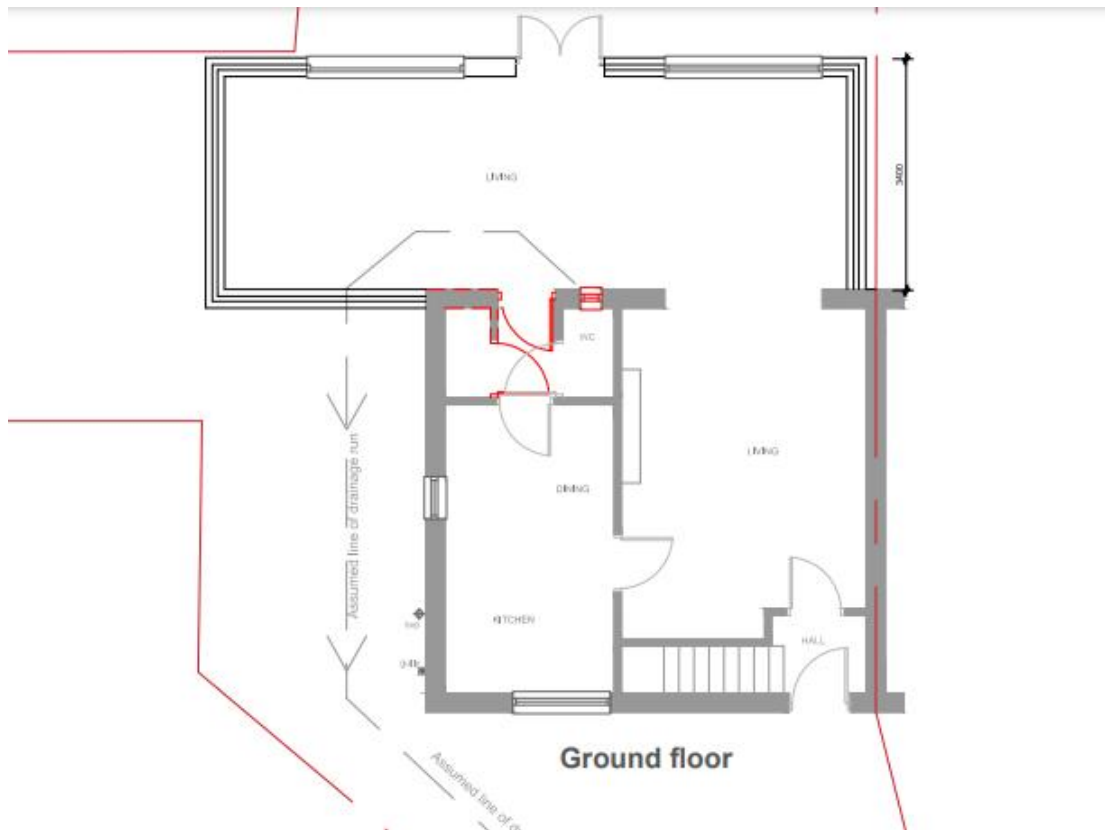
125485/FH/2019- Application Approved - 18.03.2020- Erection of a part single, part two-storey rear extension and a part single part two storey side extension to provide additional living space. Planning permission has previously been granted for a rear extension for a projection of 3 metres beyond the rear of the host dwelling.

Planning permission was granted (reference 130488/FH/2021), for the erection of a single storey rear extension and was approved on 10 November 2021.

A lawful development certificate (S192) was approved (reference 130330/LE/2021) for a side extension.

Applicants Case

Planning permission has previously been granted (reference 13/0488/FH/2021) for a rear extension, which projects 3.4 metres from the rear wall of the host dwelling. Furthermore, the width of the extension exceeds 10 metres. A copy of the approved plan is shown below.

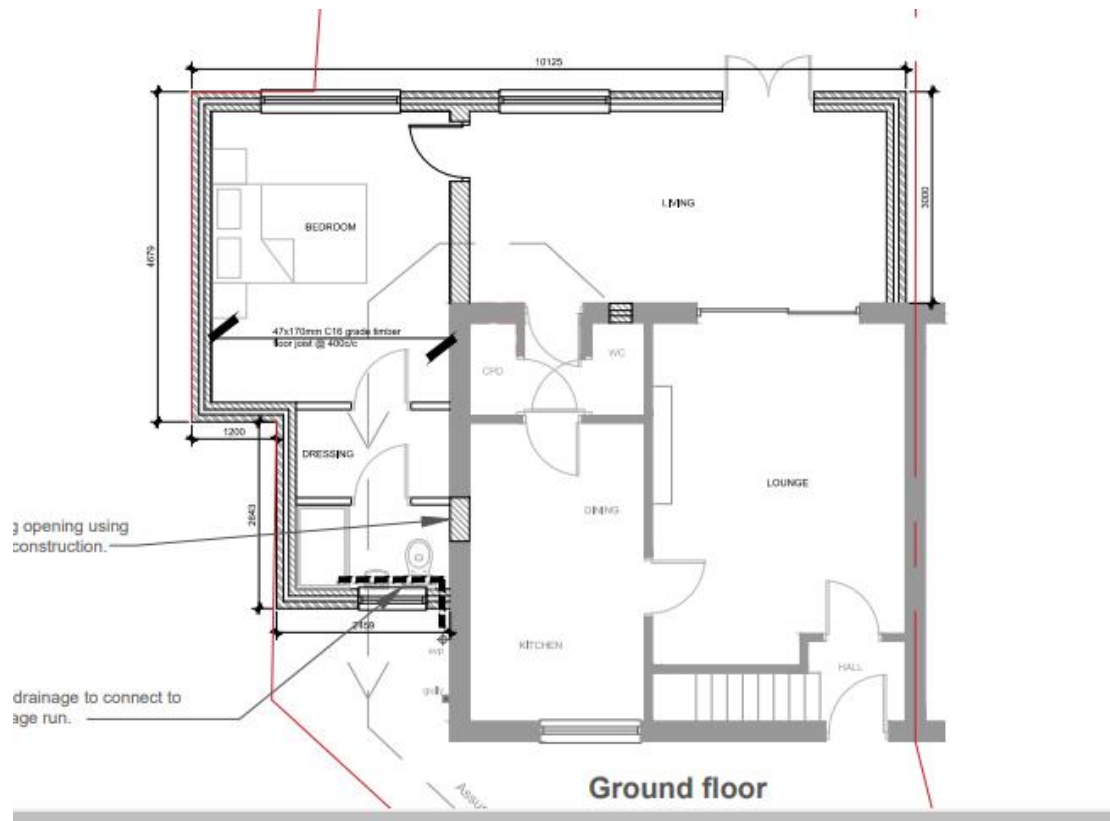


The planning officers report for this application stated the following:

The projection off the rear wall would be 3.4 metres projecting beyond the side wall of the house by approximately 3.2 metres. The roof would be a mono pitch sloping roof with the inclusion of three roof lights. There would be 2 large windows and double doors on the rear elevation. It is not anticipated that the proposed rear extension would provide any significant loss of sunlight and is considered to be acceptable. Especially given the gap retained to the shared boundary of no. 11 Olney Avenue. In terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

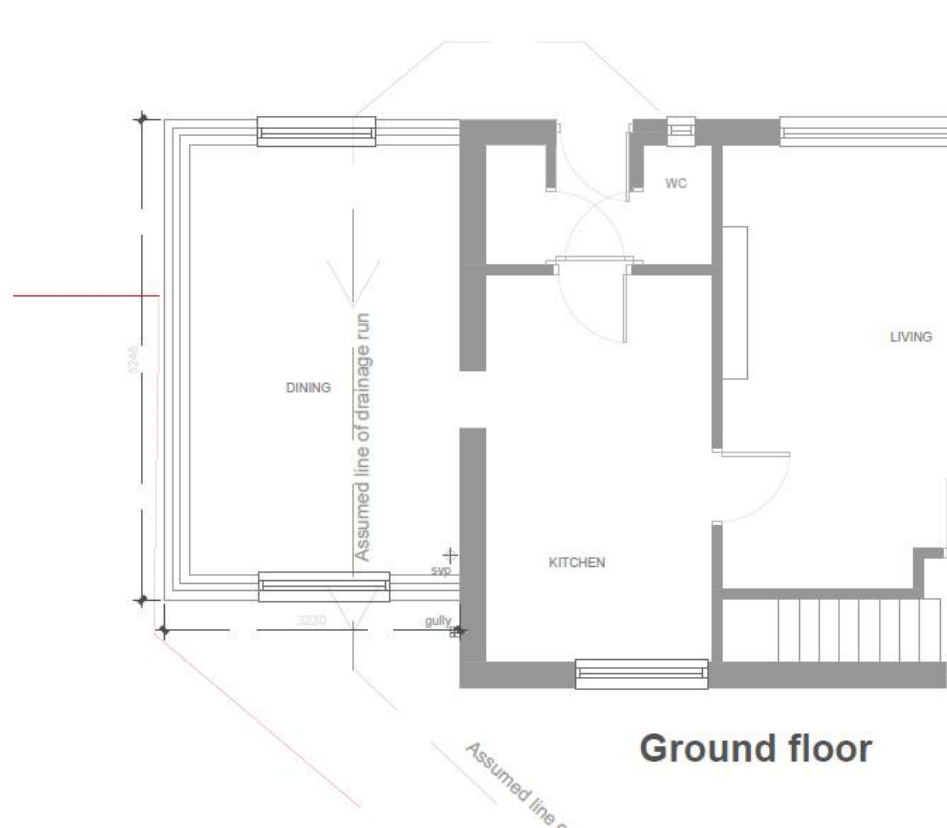
The planning officer was supportive of the extension to the rear and the projection beyond the side wall. The extent of the approved plan is contained within the plans, the subject of this application.

The second approval was for (reference 125485/FH/2019) the erection of a part single, part two storey rear extension and a part single part two storey side extension to provide additional living space. This was granted in March 2020 and therefore still extant. The approved ground floor plan is shown below.



The approved ground floor provided for a side extension with a width of 2.46 metres from the eastern gable of the host dwelling. The proposed extension provides a width of 3.23 metres which is a wider width of 0.77 metres. This additional width is not considered to be significant and would not be overbearing on the neighbouring property, particularly as the current application is for a single storey development. The approved first floor element is not included in this scheme.

Notwithstanding the above a S192 LDC application was approved in July 2021 for a single storey side extension, which projected 3.23 metres from the side of the dwelling. The LDC approval is considered a material consideration to this proposal. A copy of the approved plan is shown below.



The dwelling has a side and rear extension approved with extant approvals. This proposal brings the extant permissions together and proposes a conservatory on the side of the proposed extension towards the rear of the dwelling. This additional element is quite modest in size. The design of the proposed extensions are of a lean to design and the conservatory has a modest pitched roof. Furthermore, the proposed development would not be harmful to the living conditions of neighbouring residents.

Overall for the above reasons the Council are requested to approve the planning application.