

PLANNING STATEMENT

PLANNING PERMISSION

25.02.2022

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Planning Statement

This Planning Statement is for the inclusion of the householder planning application relating to 501 Burnage Lane, Manchester, M19 1WL.

This Planning Statement is written in support of the retrospective erection of a two-storey side extension, a single storey front extension with the addition of a ground floor front bay window, following the demolition of the existing single storey side extension. The proposed erection of a single storey front porch. The retrospective conversion of No.499 A Burnage Lane into a subservient living accommodation to the main dwellinghouse No.501. The accommodation will form part of living accommodation to serve No.501 as an extension to the main dwellinghouse.

Planning History

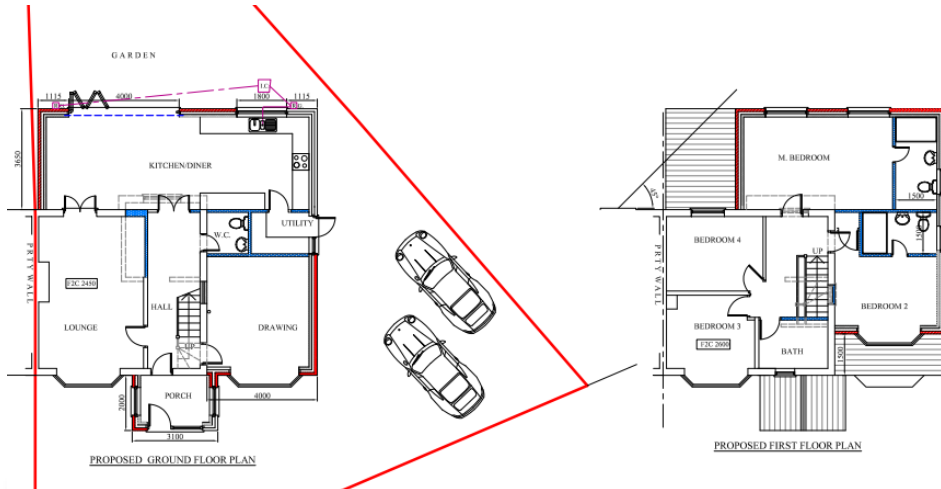
112145/FH/2016/S2 - Erection of two storey side and rear extension to form additional living accommodation – Approved 06.09.2016

123199/LE/2019 – Certificate of Lawful Use - Use of the property as two self-contained flats - Refused 24.05.2019

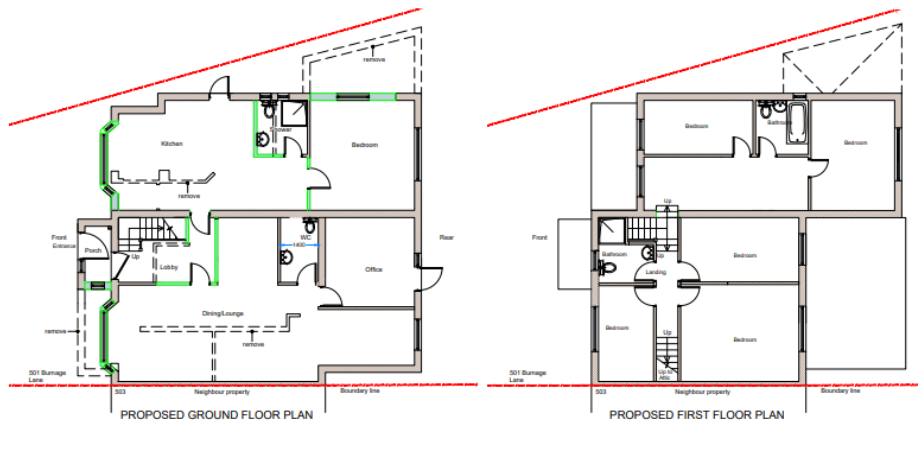
This application would achieve the replacement of No.499 A, to become additional habitable living space for No.501. This application aims to work proactively and cooperate with the Council to achieve a single dwelling to form part of No.501 as a six-bedroom house. The existing two storey side extension would have a proposed ground floor front bay window. This feature would be made of brick and UPVC glass windows to match the existing dwellinghouses front elevation bay window. The bay window would be replicated on the eastern front elevation wall. A single storey front porch is proposed and the design fits the aesthetics of the original dwelling house. The proposed single storey front porch extension would not add a significant mass and bulk to the property. This application removes the second front door, leaving one door as the main entrance to the property. The proposal would enhance and keep the existing host property's character and design. The front-drive can accommodate three parking spaces.

There are many two-storey side extensions, single storey front porch extensions, and bay windows throughout the street scene along Burnage Lane. No.449 has recently developed a two-storey side extension with a front porch and bay windows approved in 2018 and built. No.449's porch extension is further forward within its plot and has a larger depth than the porch proposed at No.501. No.499 has developed their property with larger, front and side extensions compared to the proposed extensions' scale to No.501. The scale of the extensions proposed at No.501 are sympathetic and subordinate in terms of scale, design, proportions, and materials to the host property and would meet the aims and objectives of policy requirements.

No. 499's approved floorplan



No.501's proposed floorplan



No.501's proposed extensions are smaller in scale in comparison to No.499's approved floorplans and footprint.

Parking

The front drive dividing fence would be removed to form one front drive to serve No.501, this will allow for three parking available on the existing drive and there is sufficient parking available on the highway. This meets with the aims and objectives of residential extensions set out in the saved UDP policy DC1.

Bins

The roof and block plans indicate that storage and refuse are located on the front drive. This is a suitable location for bins because the front garden has open access, which accords with policy EN19 of the Core Strategy.

Demolition

The existing single storey side extension is to be demolished as part of this proposal, this element of the proposal would comply with the approved plans in the 2016 permission.

In summary, the proposal should be supported by Planning Officers because it would not harm the character of the area or the residential amenity. The proposal would meet with the aims and objectives of The Manchester Core Strategy Development Plan Document 2012-2027 policies SP1, EN1 and DM1, saved policy DC1 of the Unitary Development Plan 1995 and the Guide to Development in Manchester Supplementary Planning Document 2007 and the NPPF 2021.