

11 Princes Road
Heaton Moor
Stockport
SK4 3NQ
01614326464
07923015503

steveandsallylamb@btinternet.com

Manchester City Council
Planning Department
PO Box 532
Manchester M60 2LA

7th March 2022

Dear Sir/Madam,

**Application to retain a single-storey rear extension at
5 Scargill Close, Manchester M14 6ER**



I enclose a retrospective application to retain a single-storey rear extension to 5 Scargill Close, shown above.

The property is a two-storey mid-terrace town house, dating from the late 20th century and is part of an enclave of similar housing. The house fronts Scargill Close

a short vehicular cul-de-sac accessed off Redmere Grove. The front garden provides off-street parking for the property as shown below.



To the rear is a communal garden serving all the surrounding properties.

The property is located close to the commercial centre of Fallowfield, with a range of retail and service facilities. It is close to a high frequency bus route, giving excellent accessibility to Central Manchester and to the wider conurbation.

The extension spans the rear of the property and extends approximately 3.7m. It has a pitched tile roof and is constructed of materials which match the original house.



The extension provides an enhancement to the living space within the property by creating a kitchen/dining/living area, which opens out through bifold doors to a small private patio, which can be used for sitting out. The following image shows this area.



The adjoining properties, which have not been extended, each have two rear facing windows. The extension to no.5 lies between these properties, but the impact on their daylighting from the extension is minimal for the following reasons.

No.3 lies to the east of the extension and as can be seen from the following image, there is an original single-storey outrigger on the boundary, which separates the application extension from the neighbouring window of no. 3. This minimises any impact from loss of day lighting such that the outlook and amenity of the rear room of no.3 is not materially affected.



On the western side, adjacent to no.7, there previously existed a single storey outrigger to no.5, projecting 2m from the main rear wall of the house, which was subsumed by the application extension. The resulting additional extension of the property by 1.7m has had only a marginal impact on the daylighting and amenity of no.7. This relationship is shown in the image below.



The extension does not therefore have any material adverse impact on the amenity of its immediate neighbours.

In terms of the wider visual impact, the extension appears harmonious both in its scale, appearance and use of materials, being relatively inconspicuous across the communal open space and above the ivy-clad boundary fencing. It has no adverse impact on the privacy of any other property.

In more general terms, the extension serves to make better use of the available space, in a location where increased density of development is to be expected and encouraged as explained in section 11 of the National Planning Policy Framework 2021 entitled Making effective use of land.

The Council's **Core Strategy** sets out general Development Management guidance under **Policy DM1**. The saved **UDP City Wide Development Control Policies** are as follows:

1. RESIDENTIAL EXTENSIONS DC1.1

In determining planning applications for extensions to residential properties, the Council will have regard to:

- a. the general character of the property;*
- b. the effect upon the amenity of neighbouring occupiers;*
- c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;*
- d. the overall appearance of the proposal in the street-scene;*
- e. the effect of the loss of any on-site car parking.*

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);*
- b. they do not create an undue loss of sunlight, daylight or privacy;*
- c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;*
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.*

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;*
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;*
- c. 2-storey extensions to terraced properties which occupy the full width of the house;*
- d. flat roofed extensions to bungalows;*

e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

From the above explanation of the extension and its impacts, it is clear that it meets the Council's policy guidance and is therefore acceptable in planning terms.

It is therefore requested that permission is granted to retain the extension.

Should you require any further information, please do not hesitate to contact me; otherwise I look forward to your determination.

Yours sincerely

Stephen Lamb DipTP MRTPI
Planning Consultant