



Planning Statement

**14 Henderson Street
Burnage
Manchester**

Two Storey Side Extension

November 2021

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1. INTRODUCTION

1.1. This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 14 Henderson Street for:

Two Storey Side Extension with a Single Storey Rear Extension.

1.2. This structure of the remainder of this statement is as follows:

- **Section 2:** provides an overview of the property, surroundings and relevant planning history.
- **Section 3:** describes the proposals.
- **Section 4:** assesses the development against the relevant planning policy considerations.
- **Section 5:** concludes this statement.

2. SITE DETAILS AND PLANNING HISTORY

Site Details

- 2.1 The application property, 14 Henderson Street, is a two-storey three bedroom semi-detached property situated within the suburb of Burnage in the south east of the urban area of Manchester.
- 2.2 The house is located on a corner plot on the west side of Henderson Street where it meets Eastholme Drive, which bounds the curtilage to the south side of the house. To the north, the property adjoins number 12 Henderson Street. To the west the property adjoins the boundary and side elevation of 2 Eastholme Drive.
- 2.3 The area is high density residential and characterised by a range of property types and ages. The property is one of a small enclave of post war semi-detached houses along part of Henderson Street and Eastholme Drive to the north, south and west, whilst further to the north and on the east side of Henderson Street the properties are typical Victorian terraced houses. Further south on Henderson Street and Nall Street are turn of the 21st century 2 and 3 storey properties. The property and surrounds can be seen in Figure 1.



Figure 1: 14 Henderson Street: Google Maps satellite imagery: Accessed November 2021

Planning History

2.4 The planning history for the property is summarised below.

14 Henderson Street

Application Reference	Description of Development	Decision
042436	Single storey kitchen/dining room extension rear of house	Approved 26.11.92

3. PROPOSED DEVELOPMENT

Proposed Development

- 3.1 The proposal is for a two storey side extension together with a single storey extension to the rear.
- 3.2 The extensions to the property will enable a reconfiguration of the ground floor to provide an open plan kitchen, dining and living area, together with an office, downstairs toilet and storage and an internal motorbike store accessed from the front of the property. At first floor level a new double bedroom with en-suite replaces the existing box bedroom at the rear of the property.
- 3.3 The proposal introduces two new windows at first floor level facing rearwards in line with the existing bedroom windows. At ground floor level two new patio windows are proposed providing rear access. The single storey rear extension joins the existing rear extension with mono-pitch roof and 3 roof lights.
- 3.4 To the side elevation an obscure glazed bathroom window is proposed at first floor level. At ground floor level 3 new windows are proposed to the side elevation to the motorbike store, office and dining/living space respectively.
- 3.5 The proposed extension is designed with a pitched roof that complements the traditional style of the existing property and would be finished in matching brick and roof tile materials.

4. POLICY ASSESSMENT

- 4.1 This section sets out and appraises the proposal against the relevant planning policy considerations.

Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

- 4.3 The statutory development plan for the area comprises:

- Manchester City Council Core Strategy Development Plan (adopted July 2012)
- Extant Manchester City Council Unitary Development Plan Documents
- Greater Manchester Joint waste Strategy (adopted July 2012)
- Greater Manchester Joint Minerals Strategy (April 2013)

- 4.4 The Core Strategy replaces significant strategic parts of the former Unitary Development Plan. The Core Strategy forms the framework that planning applications are assessed against together with relevant saved UDP policies that can be considered up to date with national planning policy.

Core Strategy Policy DM1 Development Management

- 4.5 Core Strategy Policy DM1 Development Management lists specific issues that all development should have regard to which including the impact on the surrounding areas in terms of the design, scale and appearance, the need to have regard to the character of the surrounding area and effects on amenity, including privacy and light.
- 4.6 The host property is situated within a residential area characterised by a mixture of property types and architecture reflecting the various periods of construction. The proposed extension has been designed in matching materials to complement the original house and respect the character of the area. The extension is stepped down and back to ensure it is subservient to the main dwelling and not overly prominent in the street scene.
- 4.7 As a corner property, the house benefits from a generous side garden which enables the extension to be provided to the side together with a circa 2.5m wide garden retained at the side of the property. Consequently, a sense of openness would be retained around the corner with Eastholme Drive.

UDP Policies DC1.1 and DC1.2 Residential Extensions

- 4.8 UDP Policies DC1.1 and DC1.2 require extensions to residential properties to have regard to a range of factors. Those that are relevant include the general character of the property; the effect upon the amenity of neighbouring occupiers; loss of sunlight, daylight or privacy; the overall appearance of the proposal in the street-scene; and loss of off-street car-parking.
- 4.9 As explained above the proposal will match the character and scale of the host property and streetscene.
- 4.10 Due to the position of the two storey element being on the corner away from boundaries, it would neither overshadow nor lead to loss of sunlight to any of the neighbouring properties.
- 4.11 The proposed rear windows at first floor level will not overlook adjoining properties or gardens to a greater degree than the existing arrangement of windows.
- 4.12 There would be no loss of car parking from the proposed extension which incorporates an area for internal motorcycle storage.

UDP Policy DC1.4 Residential Extensions

- 4.13 Policy DC1.4 sets out specific guidelines for 2-storey side extensions, stating that the Council will seek to ensure that:
- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
 - b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
 - c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
- 4.14 As explained above, the proposed side extension will be set back 2.5m from the boundary with the pavement and also, due to the position of the property on the corner, there will be no terracing effect from the side extension.
- 4.15 In summary the application complies with the development plan policies: of Core Strategy policy DM1 and UDP policies DC1.1, DC1.2 and DC1.4.

National Planning Policy Framework

- 4.16 The National Planning Policy Framework 2019 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies taken as a whole.
- 4.17 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.18 Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

5. CONCLUSION

5.1 This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 14 Henderson Street for:

Two Storey Side Extension with a Single Storey Rear Extension.

5.2 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.

5.3 The relevant development plan policies are:

- Manchester City Council Core Strategy Development Plan Policy DM1 'Development Management'
- Extant Manchester City Council Unitary Development Plan Policy DC1.1 Residential Extensions
- Extant Manchester City Council Unitary Development Plan Policy DC1.2 Residential Extensions
- Extant Manchester City Council Unitary Development Plan Policy DC1.4 Residential Extensions

5.4 The National Planning Policy Framework is also a material consideration in all planning decisions.

5.5 The key considerations in determining this proposal are considered to be design and amenity impact and this statement has assessed the proposal against the relevant policies.

5.6 The proposed extension has been designed to be subservient to and complement the scale of the host property and the character of the area.

5.7 There will be no overshadowing, loss of light or privacy from the proposed extension.

5.8 There would be no loss of car parking.

5.9 In conclusion the proposed development is in accordance with the development plan policies (UDP policies DC1.2 and DC1.4 and Core Strategy policy DM1) and NPPF.

5.10 As such it is respectfully requested that the application is approved.