



Planning Statement

**1 Willow Way
Didsbury
Manchester**

***Part Single Storey/Part Two Storey Rear Extension
and Rear Dormer Window***

August 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 1 Willow Way for:

Part Single Storey/Part Two Storey Rear Extension and Rear Dormer Window

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, 1 Willow Way, is a two-storey Edwardian three bedroom semi-detached property situated within the suburb of Didsbury in the south of the urban area of Manchester.
- 2.2 The house is located on a corner plot on the north side of Willow Way where it meets Catterick Road, which bounds the curtilage to the west side of the house. To the east, the property adjoins number 3 Willow Way. To the north the property adjoins the boundary and side elevation of 34 Catterick Road.
- 2.3 The area is residential and characterised by a range of property types and ages. The property is one of and on the edge of an Edwardian area of housing to the south and east, whilst to the north and west the properties are typical post-war Council housing. The property and surrounds can be seen in Figure 1.



Figure 1: 1 Willow Way: Google Maps satellite imagery: Accessed August 2021

Planning History

2.4 The planning history for the property is summarised below.

1 Willow Way

Application Reference	Description of Development	Decision
130226/FH/2021	Erection of a part single/part two storey rear extension to form additional living accommodation following demolition of existing single storey rear extension and front porch	Withdrawn 23.06.21
F01788	Garage for private car rear of house.	Approved 10.12.74

Withdrawn Application

2.5 The planning application withdrawn earlier in 2021 was for a larger rear extension. Following concerns raised regarding the impact of the previous design upon the amenity of the adjoining property and the character of the street-scene, the application was withdrawn to allow the project to be re-designed.

Pre-application Consultation

2.6 To ensure that the revised proposals addressed the concerns raised, pre-application consultation was undertaken with planning officer Linda Marciniak by email and zoom meeting on 22nd July 2021. Having carefully considered the concerns regarding the withdrawn scheme, the following changes were made and consulted on:

- revised height and roof design with a substantially scaled back 1st floor;
- reduced the size of the windows to the rear and repositioned the landing window from the side to the rear;
- increased to 2.7m the first floor off-set from the neighbour's boundary.

2.7 The planning officer considered the amendments addressed previous concerns subject to amendment to *'the rear elevation windows at first and second floor into a more coherent alignment to improve the relationship between them and as they will have most visibility in the street scene'*.

2.8 Following the officers advice the plans were revised further and the occupants of the neighbouring property were consulted in September 2021.

2.9 Their comments on the revised plans are summarised as follows:

- It would overtly shade our rear garden and house during the afternoon through to sunset, therefore resulting in undue loss of sunlight and daylight.
- The first and second floor bedroom window opening to the rear elevation would result in undue loss of privacy to their rear garden.
- The proposal would create an overbearing effect to the living room and rear bedroom, effecting our 'Right to Light'.
- This proposal has three glazed roof lights to the ground floor, two of which would allow viewing of our first floor bedroom window.
- This proposal would create an overbearing effect.

2.10 In response to the comments, the plans have been finalised with a further amendment to remove 2 glazed rooflights to the ground floor and the ground floor stepped 0.3m from the boundary.

3. PROPOSED DEVELOPMENT

Proposed Development

- 3.1 The proposal is for a part single and part two storey rear extension together with a new dormer window to the rear.
- 3.2 The extensions to the property will enable a reconfiguration of the ground floor to provide a larger kitchen area, utility room and shower room. At first floor level a new double bedroom is provided in the rear extension, an existing small bedroom is redeveloped to provide an en-suite at the front of the property and stairs to the new accommodation in the roof space. The new dormer window enables a further double bedroom to be provided in the new roof space, taking the property from 3 to 4 bedrooms.
- 3.3 The proposed extension is of a modern design with a flat roof that complements the traditional style of the existing property and would be finished in matching brick and render materials. The dormer window will be finished in zinc cladding to blend with the existing roof tiles.

Re-designed Scheme

- 3.4 The applicant engaged a new design team to reassess their requirements against the concerns raised and undertake a complete redesign of the proposed development.
- 3.5 As a result, the height, mass and scale of the extension has been significantly reduced from the previously withdrawn scheme, ensuring that the proposed extensions are considerably more subservient to the existing house, less prominent in the street scene and not visually overbearing.
- 3.6 The size of the windows to the rear have been reduced and repositioned, such that there are no side windows facing the adjoining property.
- 3.7 The new design introduces a new set back of 0.3m from the shared boundary at ground floor level and a step back of 2.7m at the proposed first floor level ensuring that the boundary with the adjoining property is not enclosed and the extension does not appear overbearing.
- 3.8 The following figures illustrate the changes made between each proposal.



Figure 2: Proposed west elevation compared to the withdrawn scheme (shown at the top of the image).



Figure 3: Proposed north elevation compared to the withdrawn scheme (shown at the left of the image).

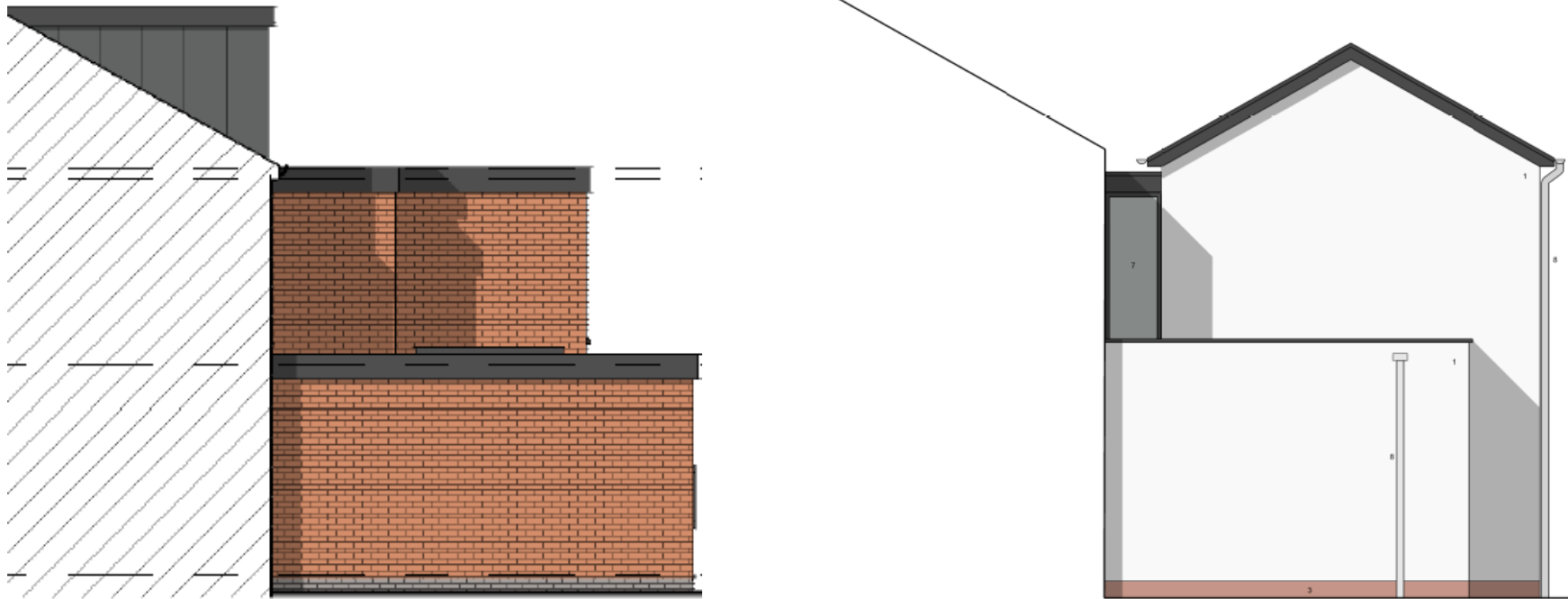


Figure 4: Proposed east elevation compared to the withdrawn scheme (shown at the right of the image).

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 is of a modern construction that has been re-designed to complement the original house and respect the character of the area. The redesigned proposal is reduced in scale to ensure that is subservient and not overly prominent in the street scene.

UDP Policies DC1.1 and DC1.2 Residential Extensions

- 4.7 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.

- 4.8 As explained above the proposal will match the character and scale of the host property and streetscene.
- 4.9 Concerns regarding privacy and light have been addressed through reducing the size of rear windows, removing a previously proposed east facing landing window, setting back the property from the boundary at ground floor level with a further set back to 2.7m at first floor level.
- 4.10 The proposed rear windows at first floor level and the dormer extension will not overlook adjoining properties or gardens to a greater degree than the existing arrangement of windows.
- 4.11 There will be no significant overshadowing or loss of light to the neighbouring properties from the proposed extension.
- 4.12 The area does not suffer from critical on street parking issues and there would be no loss of car parking.

UDP Policy DC1.3 Residential Extensions

- 4.13 DC1.3 sets out further guidelines for extensions, stating that the Council will not normally approve rearward extensions greater than 3.65m in length.
- 4.14 The first floor extension will project slightly further rearwards than this at 4.177m in length (internally). However, the 2.7m set back from the adjoining boundary at first floor level ensures that the proposal will not appear overbearing to the neighbouring property.
- 4.15 Whilst the single storey element of the rear extension would be closer to the boundary and project further rearwards to 5.659m (internally), at approximately 3m high with a flat roof, it will not be significantly higher than the existing boundary treatment such that it would materially affect the amount of daylight and sunlight to the window or appear overbearing.
- 4.16 In summary the application complies with the development plan policies: of Core Strategy policy DM1 and UDP policies DC1.1, DC1.2 and DC1.3.

National Planning Policy Framework

- 4.17 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.

- 4.18 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.19 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 1 Willow Road for:
- Part Single Storey/Part Two Storey Rear Extension and Rear Dormer Window.*
- 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 re-designed to complement and be in keeping with the scale of the host property and the character of the area.
- 5.7 Concerns regarding privacy and light have been addressed through reducing the size of rear windows, removing a previously proposed east facing landing window, setting back the property from the boundary at ground floor level with a further set back to 2.7m at first floor level which ensures that the proposal is not overbearing.
- 5.8 The area does not suffer from critical on street parking issues and 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 DC1.3 and Core Strategy policy DM1) and NPPF.

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