

Supporting statement for single storey 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

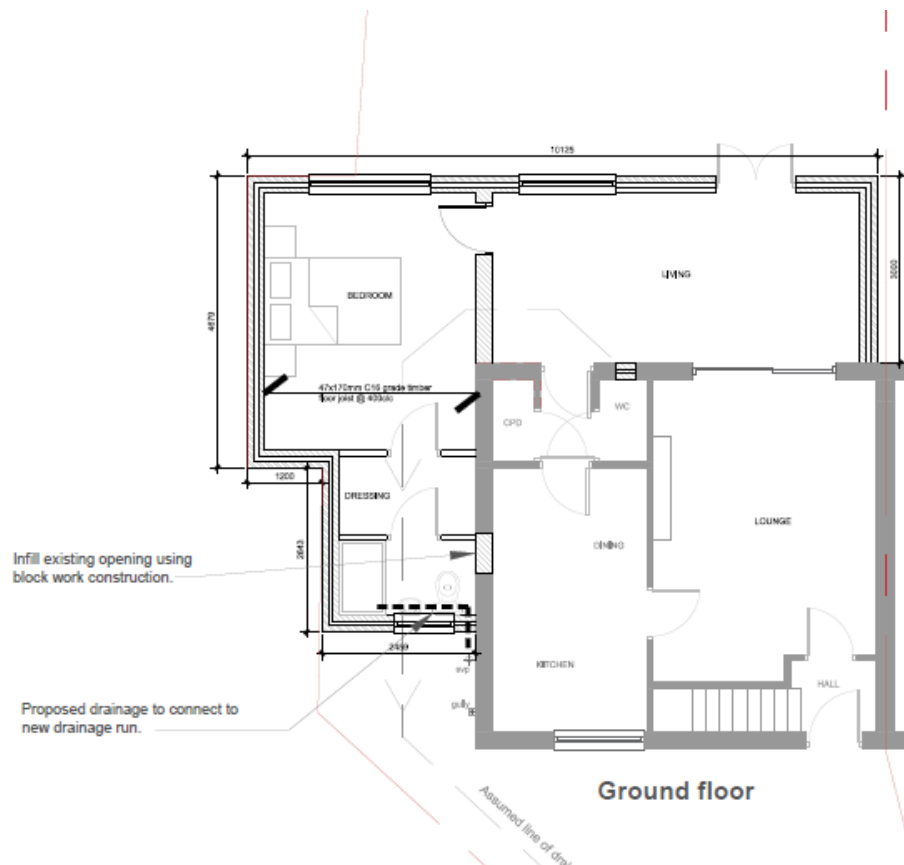
Proposed Development

The proposed development is for a single storey rear extension. The extension will have a mono pitched roof and will accommodate a living room. The proposal will project 3.4 metres from the rear of the dwelling. The extension also projects beyond the east side gable of the dwelling. 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. The plan below shows the ground floor plan of the approved extension.



Applicants Case

Planning permission has previously been granted for a rear extension, which projects 3 metres from the rear wall of the host dwelling. Furthermore, the width of the extension exceeds 10 metres. The current proposal is for a similar width extension and a rear projection of 3.4 metres. The applicant has part constructed the development in line with the current proposal.

The applicant has recently submitted a S192 application for a side extension which is currently being considered by the Council.

The site is also subject to a previous appeal, which was recently dismissed (APP/B4215/D/20/3258882) & (APP/B4215/D/20/3264718). The inspector dismissed the appeal on the grounds the two storey side extension would harm the living conditions of neighbouring residents. The inspector commented on the single storey rear extension in Paragraph 8 of the decision notice. It stated the following

On the evidence before me, I acknowledge that the element of both appeal schemes, comprising the single storey rear extension does not extend beyond 3.65m, thus, accords with the guidance contained within Policy DC1.3 of the Council's 'saved' Unitary Development Plan 1995 (UDP). Nonetheless, in this instance, the single storey rear extension is integral to the other elements of the scheme, and therefore cannot be considered in isolation.

The inspector has referred to Policy DC1.3 the policy states the following:

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;

The proposed extension to the rear would project 3.4 metres and therefore will be in accordance with this element of the policy.

b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;

This part of the policy is not relevant to this proposal

c. 2-storey extensions to terraced properties which occupy the full width of the house;

This part of the policy is not relevant to this proposal

d. flat roofed extensions to bungalows;

This part of the policy is not relevant to this proposal

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

The guidance on housing does not appear to include privacy distances for extensions

Conclusion

The proposed development therefore complies with Policy DC1.3 and is only slightly larger than the approved extension. Furthermore, the inspector in the previous appeal decision did not appear to raise any objection to this aspect of the proposal.

For the above reasons the Council is requested to approve the planning application.