

Planning Statement: 170 Lloyd Street South, Manchester, M14 7DY

Proposal

Erection of part single/part two storey rear extension with Juliet balcony, rear dormer, re-building of porch in brick and rear outbuilding.

The proposed ground floor rear element will project 3.9m with a width of 7.4m.

The proposed first floor rear element will project 3.9m with a width of 3.4m, this will feature a Juliet balcony.

The proposed rear dormer will have a length of 3.4m, depth of 2.7m and height of 1.5m.

The existing front porch which is part constructed in brick and upvc window frames will have the upvc replaced with brick.

The outbuilding will be constructed in timber and feature a sloping roof. This will be used by the applicant as a gym and garden store. This will measure 5.5m x 4.5m with a ridge height of 3.2m.

Principle

Extensions and alterations to a dwelling are considered acceptable and in accordance with the Council's Local Plan and the Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance.

Impact on the character and appearance of the dwelling and area

Lloyd Street South is characterised by red brick semi-detached and terraced dwellings with hipped roofs. Many of these properties feature extensions and alterations and therefore the applicant's proposal is not seen out of context.

As the proposed extensions are to the rear of the dwelling, they will not be visible from Lloyd Street South and therefore are not considered as prominent features with the street scene.

The application site includes a well sized rear garden and therefore the proposal will retain large areas of outdoor private amenity space and is therefore not considered over development of the site.

The proposed first floor rear extension will feature a hipped roof which will respect the existing dwelling and it will also feature a lower ridge line to appear subservient.

The proposed dormer would be sited wholly within the rear roof space. This would be set above the eaves, below the ridge line and not full width and is therefore considered a

subordinate addition. Notwithstanding this, the rear dormer is permitted development under Schedule 2, Part 1, Class B of the General Permitted Development Order 2015 (as amended).

The proposed re-building of the porch in brick is a simple alteration which will modernise the front elevation and harmonise with similar neighbouring examples.

Proposed materials will be of a similar colour and style to the existing property in order to respect the host dwelling.

The rear garden features an existing dilapidated outbuilding, this will be removed from the site and a contemporary style outbuilding is proposed to the rear of the site.

The proposal is considered to conserve and enhance local distinctiveness, and it has regard to the overall built character and landscape quality of the area. The development is considered to be compatible with the surrounding area, in terms of scale, massing and grain.

Impact on the amenity of neighbours

The application dwelling features an existing rear conservatory which projects out 3.92m and therefore the proposed ground floor rear element which projects 3.9m is considered acceptable in terms of its impact upon neighbours.

The proposed first floor rear extension will be offset 4m from the side boundary with the adjoining neighbour at No.168 and therefore no overbearing impacts are anticipated.

The proposal will retain a visual separation gap with the adjacent neighbour at No.172 and it will not encroach any closer than the existing side gable wall.

The Juliet balcony does not have a terrace area for the applicant to stand on and therefore it will not allow any additional views than a window would and therefore it is not considered to impact upon neighbour privacy any more than a window in the same location.

Due to the modest height of the outbuilding and due to its siting against the rear boundary it is not considered to impact upon the outlook of neighbouring occupiers.

Further to this, the application is supported by 2 neighbour letters, both side neighbours at No.168 and No.172 Lloyd Street South. These neighbour support letters are included within the submission of the application.

Impact on parking

No existing parking provision will be lost, and the front garden is able to accommodate 2 vehicles and therefore it is not considered that the proposal will impact upon the parking situation.

Conclusion

The proposal is considered to respect the existing dwelling and the character of the area and it is not anticipated to create any detrimental impacts upon neighbouring amenity or the highway.

Site Photographs

Front Elevation



Existing rear outbuilding



Rear Elevation



Rear Garden

