

Planning Statement: 253 Mauldeth Road, Manchester, M14 7DY

Proposal

Erection of front porch, single storey side and rear extension, hip to gable conversion with rear dormer.

The front porch will project 1m with a width of 2.2m.

The single storey side extension will have a maximum width of 2.5m and depth of 8.2m, this will reduce in width towards the rear.

The single storey rear extension will project 2.4m with a width of 7.5m.

The existing hipped roof will be converted into a gable end roof.

The rear dormer will have a length of 4.8m, depth of 3.3m and height of 1.8m.

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

Mauldeth Road is characterised by red brick semi-detached dwellings and the majority of these properties feature extensions and alterations and therefore the applicant's proposal is not seen out of context but instead is considered to harmonise with the character of the area.

The proposed front porch will project only a modest 1m and therefore is not considered a prominent feature in the street scene. Further to this there are multiple examples of single storey front extensions, canopies and porches visible in the locality and therefore the proposal respects the context. For example, the adjacent neighbour at No. 255 has a full width single storey front extension.



Several neighbouring examples of front extensions.

The single storey side and rear extensions will feature a modest ridge height and are considered subservient by virtue of being single storey on a two storey dwelling. Further to this, side and rear extensions are rife in the locality, both single and two storey.



Several examples of immediate neighbours with single and two storey side and rear extensions.

The application site is well sized and therefore the proposal will retain large areas of outdoor private amenity space and on this basis the proposal is not considered over development of the site.

The proposed hip to gable roof conversion would allow for a usable room in the loft. There are 4 examples of hip to gable conversions with flat roof rear dormers visible from the application site and therefore the proposal respects the context.

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 an acceptable scale. Notwithstanding this, the rear dormer and hip to gable conversion would have a cumulative volume increase of less than 50m³ and are therefore permitted development under Schedule 2, Part 1, Class B of the General Permitted Development Order 2015 (as amended).



4 neighbouring examples of hip to gable conversions with rear dormers and an example of a side and rear dormer.

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

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 proposed side extension is not considered to impact upon the adjacent neighbour at No. 255 as they do not have any windows in their side gable wall facing the proposed side extension and therefore the extension will not be visible to them.

The side extension will feature only 1 side elevation window, this will be a high level window to allow for light and ventilation, this window will be sited at 1.8m above the finished floor level and therefore no issues over undue overlooking are anticipated.

The proposed front elevation window serving the side extension will be set back from the existing front elevation bay window and therefore it is not considered to impact further upon neighbour amenity any more than the existing situation.

The dwelling features an existing rear outrigger which projects 2.45m, the proposal is to widen this on both sides. As the proposed rear extension will project only 2.45m, this is below the 3m rear extension allowance under permitted development on a semi-detached

dwelling and therefore its impacts upon neighbours are considered acceptable. (Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended)).

Notwithstanding this, the adjoining neighbour at No.251 has a single storey rear extension along the common side boundary and therefore the proposed rear extension is not considered to impact upon their amenity.

The adjacent neighbour at No.255 has a ground floor kitchen window located closest to the adjoining side boundary, a kitchen is a non-habitable room and therefore limited if any weight is given to this room in an assessment. Notwithstanding this, the proposed rear extension will only project 2.45m beyond the rear elevation of No.255 and this is not considered to be of a size which would impact upon their outlook or appear overbearing.

Impact on parking

No existing parking provision will be lost, and the front garden is able to accommodate a vehicle 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. On this basis the application should be approved.

Site Photographs

Front elevation



Rear elevation

