



Planning Statement

1 Barway
Chorlton
Manchester
M21 9JZ

*Two Storey Side and Front Extensions,
Extension to Existing Rear Dormer and Single Storey Front Porch*

March 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 Barway Road for:

Two Storey Side and Front Extensions, Extension to Existing Rear Dormer and Single Storey Front Porch.

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 Barway Road, is a 1930s two storey 4-bedroom semi-detached property situated within the suburb of Chorlton in the south of the urban area of Manchester.
- 2.2 To the south, the property shares a boundary with number 30 Edge Lane - a substantial Victorian residential villa, the grounds of which have been partly developed with terraced housing fronting onto Edge Lane. The 'L-shaped' rear garden of the application property extends partly along the rear of number 30 Edge Lane. To the north, the property is adjoined to number 3 Barway Road. Barway Court, a small two storey block of 4 flats faces the site to the east on the opposite side of Barway Road.
- 2.3 The area is residential and characterised by a range of property types and ages. There is no prevailing style of architecture, rather the architecture reflecting the period in which particular properties were built. The property and surrounds can be seen in Figure 1.



Figure 1: 1 Barway Road: Google Maps satellite imagery: Accessed March 2021

Planning History

2.4 The planning history for the listed building is summarised below.

1 and 3 Barway Road

Application Reference	Description of Development	Decision
081175/FO/2006/S1	Erection of a 2 storey rear extension to both properties and single storey side extension to No. 1, and dormer windows to both side and rear elevations	Withdrawn

1 Barway Road

Application Reference	Description of Development	Decision
082385/FH/2007/S1	Erection of a single storey side and rear extension, remodelling of roof to form gable and erection of a rear dormer window including alteration to elevation	Withdrawn
085310/FH/2007/S1	Erection of a single storey side and rear extension to form additional living accommodation.	Approved 21 Jan 2008

2.5 The property was also extended under permitted development in May 2007 to provide loft accommodation with remodelling of the roof shape to form a gable and the addition of a rear dormer window. Building control records confirm the date it was completed and it is shown on the existing plans for the subsequent application approved in January 2008.

2.6 Whilst the side and rear extension were built, a proposed porch on the approved plans was not implemented.

3. PROPOSED DEVELOPMENT

Proposed Development

- 3.1 The proposal is for a two storey side extension built above the existing single storey side extension. The additional accommodation will provide an additional bedroom at first floor level, a new office and en-suite bathroom in the roof space and reconfigured ground floor to provide a larger kitchen area.
- 3.2 The proposed roof will extend from the existing ridge and eaves levels in matching clay tiles creating a new gable end to the two-storey extension. The existing rear dormer window will also be extended to the side.
- 3.3 The proposed front elevation has been designed to include a bay at first floor level which will project forward in line with the existing bay window creating symmetry and a pleasing fenestration.
- 3.4 Both the existing and the proposed bay walls will be finished with new vertical timber battens. The first-floor window frames are proposed to be grey pvc to match the existing front windows.
- 3.5 A single storey porch is proposed on the front elevation to Barway Road which will be finished in painted render and vertical timber battens to match the bay windows.
- 3.6 Rainwater goods are to match the existing gutters and down pipes.

4. POLICY ASSESSMENT

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

Statutory Duty

- 4.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

Development Plan

- 4.3 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.

- 4.4 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)

- 4.5 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

- 4.6 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.
- 4.7 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 to complement the original house and respect the character of the area. The proposed extension is a narrow two-storey extension in keeping with the scale of the host property and the range of different house sizes in this location.

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, 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 With regards to the amenity of neighbouring occupiers, the existing single storey extension abuts the boundary of the corner garden of number 30 Edge Lane and this will be continued upwards by the proposal at first floor level with a new gable end above. Two obscure glazed windows are proposed, a reduction from four on the existing gable end, ensuring that there will be no overlooking of the number 30 Edge Lane's garden.
- 4.11 Although the current set back from the boundary will be lost at first floor level, given the narrow width of the extension, the substantial size of number 30 Edge Lane's garden and the orientation of the properties, there will be not an overbearing effect from the proposal.
- 4.12 The proposed rear window at first floor level and the dormer extension will not overlook adjoining properties or gardens.
- 4.13 There will be no overshadowing or loss of light to the neighbouring properties from the proposed extension. The area does not suffer from critical on street parking issues and there would be no loss of car parking.

UDP Policy DC1.4 Residential Extensions

- 4.14 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.
- 4.15 The supporting text states that the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.
- 4.16 Whilst the proposed first floor extension will not include a set back from the common boundary with number 30 Edge Lane, due to the substantial corner garden of number 30 as well as the separation between and orientation of both properties, there will not be a terracing or potential terracing effect, nor a narrow gap or unsatisfactory visual relationship. As such it is considered that the proposal accords with Policy DC1.4.
- 4.17 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

- 4.18 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.
- 4.19 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.20 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 Barway Road for:

Two Storey Side and Front Extensions, Extension to Existing Rear Dormer and Single Storey Front Porch.

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 is a narrow two-storey extension designed to complement and be in keeping with the scale of the host property and the range of different house sizes in this location.

5.7 An existing single storey extension abuts the boundary of the corner garden of number 30 Edge Lane and the proposal will create a first floor side extension above this – resulting in the loss of the current set back from the common boundary with number 30 Edge Lane at first floor level. However, given the relatively narrow width of the extension, the substantial size of number 30 Edge Lane's corner garden, the space

between and orientation of both properties, there will be not an overbearing effect from the proposal. This also ensures that there will not be a terracing or potential terracing effect, nor a narrow gap or unsatisfactory visual relationship in the streetscene.

- 5.8 With regards to the amenity of neighbouring occupiers, the two obscure glazed windows proposed in the new gable end amount to a reduction from four on the existing house, ensuring that there will be no overlooking. The proposed rear window at first floor level and the dormer extension will not overlook adjoining properties or gardens.
- 5.9 There will be no overshadowing or loss of light to the neighbouring properties from the proposed extension. The area does not suffer from critical on street parking issues and there would be no loss of car parking.
- 5.10 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.
- 5.11 As such it is respectfully requested that the application is approved.