

Planning Statement: 30 Seddon Avenue, Manchester, M18 8NW

Proposal

Demolition of existing rear conservatory and erection of two storey rear extension.

The proposed rear extension will project 4m with a width of 6m. This will create an open plan kitchen and dining area on the ground floor and a new bedroom, en-suite and enlarged bathroom on the first floor.

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

Seddon Avenue is a cul-de-sac which is characterised by red brick semi-detached dwellings with hipped roofs. Many of these properties have examples of extensions and alterations and therefore the applicant's proposal is not seen out of context.

The proposed rear extension will not be visible from Seddon Avenue and therefore is not considered to be at odds with the street scene.

Neighbouring dwellings at Nos. 39 and 41 Seddon Avenue both feature two storey front and rear extensions. Further to this, neighbours at No.15 Seymour Street and 42 Kirkham Avenue which are both visible from within the application site, feature two storey rear extensions. Therefore, it is clear that the applicant's proposal will harmonise with these immediate examples.

The application site includes a large side 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 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.

Proposed materials will be of a similar colour and style to the existing property.

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

Two storey rear extension

The adjoining neighbour at No.32 Seddon Avenue has a single storey rear extension which projects 2.7m.

The applicant's proposed extension will project 4m and therefore only 1.3m will project beyond the rear extension of No.32. Due to this modest projection, the applicant's proposed extension is not considered to impact upon this neighbour's outlook. The neighbour's extension serves as a kitchen which is a non-habitable room and therefore very limited weight, if any, is given to this room.

At first floor level No.32 has a bathroom window closest to the boundary, this again is a non-habitable room and therefore very limited weight, if any, is given to this room. In any event, this window is obscure glazed and therefore the proposed first floor element will not impact upon outlook or appear overbearing.

The neighbour to the rear of the site on Thorpeness Square does not have any primary main room windows in their side gable wall facing the proposed extension and therefore the proposed extension will not impact upon this neighbour.

Re-siting of first floor rear elevation bedroom window to the side elevation

This proposed window will be sited 24m away from the rear elevation of the neighbouring dwellings to the east of the application property, located along Seymour Street. This distance is in excess of the 21m acceptable interface to avoid undue overlooking and therefore on this basis, the proposed bedroom window is not considered to impact upon neighbouring privacy levels.

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.

(The application is also supported by two adjoining neighbours at Nos. 28 and 32 Seddon Avenue – their support letters are included within the application)

Site Photographs

Front Elevation



Rear Elevation



Gable Elevation



Adjoining neighbours' rear kitchen extension at No.32 Seddon Avenue



Two storey rear extensions at Nos. 39 and 41 Seddon Avenue



Google image shot which shows the immediate proximity of 4 two storey rear extensions visible from the application site.

