

PLANNING STATEMENT FOR:

MR & MRS OLULEKE
24 KENMORE AVENUE
MANCHESTER
M22 4AF

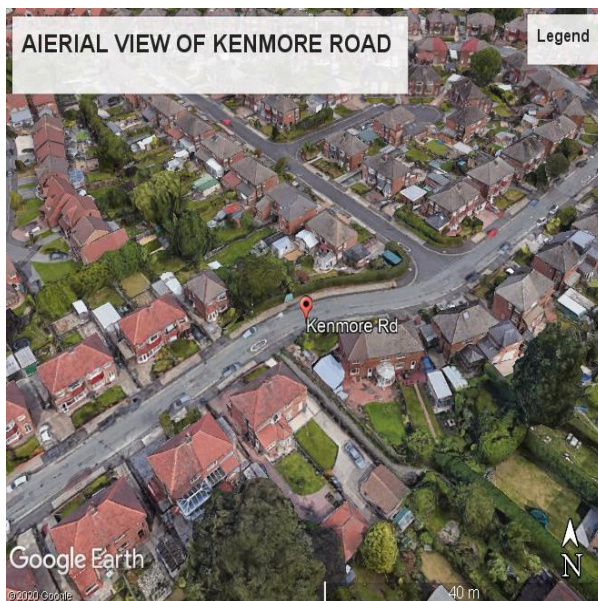
This planning statement has been prepared by Plans 2 Extend Ltd in support of an amended planning application for 24 Kenmore Avenue Manchester M22 4AF.

The planning statement is to identify and assess the main planning considerations raised by the application in the context of relevant national and local planning policies.

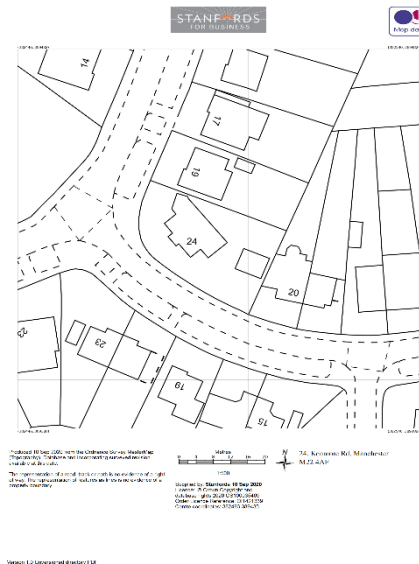
PREVIOUS PLANNING HISTORY

The first application was submitted on the 24th of September 2020 and refused by written notice on the 24th of November 2020 under application number 128057/FH/2020. There is no other previous planning history.

24 KENMORE ROAD



LOCATION PLAN



Professional planning and building control drawings designed within budget

A: The Print Centre, Johnson Street, Atherton, Manchester, M46 0RB
M: 07557 367769 | E: chris@plans2extend.co.uk | W: www.plans2extend.co.uk

Company No: 09784974

SITE CHARACTERISTICS

The property is set on a generous corner plot on Kenmore Avenue and projects forward onto Netherwood Road. The property has a detached garage which is located on the boundary with number 20 Kenmore Avenue. The immediate area benefits from a network of excellent A road routes and motorways. The M56 is located to the south of the site with Princess Park way to the west of the site. The M60 orbital route is to the North of the site. During the development of the site, trees were discreetly placed, these have developed into quite large imposing features, some of the trees have still to reach maturity.

PARTICULARS OF THE DEVELOPMENT

Part1 – Particulars of the application/development

Proposal: Erection of 2 no. two storey side extensions together with part single storey side extension, installation of new roof incorporating 2 no. rear roof dormers, and associated elevational alterations following demolition of existing single storey side extensions together with formation of enlarged driveway.

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Reason(s) for decision

- 1) The proposed development due to its poor design, scale and massing and relationship to the adjoining properties would form an unduly visually obtrusive feature to the detriment of visual amenity and character of the area, and would form an overly bulky, structure with an overbearing impact to the occupiers of surrounding properties and as such is contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.
- 2) The proposed side extension would, by reason of its position on the side garden of the application site creates a visually intrusive development that projects forward of the established building line of Netherwood Road affecting views along the street frontage to the detriment of the layout of the street forming an incongruous and over dominant feature in the street scene and the character of the area. The proposal is therefore contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies, SP1 and DM1 of the Core Strategy for Manchester and the

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National Planning Policy Framework.

PRE-APPLICATION DISCUSSION

The amended scheme has been discussed with Jennifer Conner, the Principal Planning Officer and John Marsden a consultant with Plans2ExtendLtd. The main concern of the LPA is that the application was in conflict with Policies DC1, DM1, and SP1, with particular concern on the design of the main roof. The LPA considered that the roof detail of the continuous ridge, was considered to be out of character with the surrounding residential properties, both parties agreed that to secure the support of the LPA the original line of the right hand extension should be considered in a new amended scheme. The drawings have been revised to demonstrate a subordinate extension with reduced ridge.

The left side single storey extension with the pitched roof was considered to be a more acceptable scheme than the original flat roof design.

Extracts of the policies DC1, DM1, and SP1 are set out in further detail below. The amended scheme will be re-submitted for consideration by the delegated planning officer, it will be supported with a Design and Access Statement.

POLICY DC1.6

For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.

REASON

Many people prefer to extend their existing homes rather than move, the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria

NATIONAL PLANNING POLICY FRAMEWORK. (NPPF)

The applicant considers that the amended plans comply with the relevant parts of chapter 12 of the National Planning Policy Framework.

EXTRACTS OF POLICYDC1

In determining planning application for extensions to residential properties, the council will have regard to:

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- a/ the general character of the property;
- b/ the effect upon the amenity of neighbouring occupiers;
- c/ the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs,
- d/ the overall appearance of the proposal in the street-scene;
- e/ the effect of the loss of any on-site car park

EXTRACTS OF POLICY DM1

States: that all development should have a regard to a range of specific issues such as

-Appropriate siting, layout, scale, form, massing, materials, and detail.
Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

Development should have regard to the character of the surrounding area

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation

Design for health.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking

REFUSE STORAGE

The refuse storage and collection details will be submitted on a waste pro forma provided by the Local Authority. The design and access statement will be provided as an attachment to this report.

VEHICULAR ACCESS AND CAR PARKING

The vehicular access and car parking arrangements will be provided for on the plans provided in support of the application.

SP1 CORE DEVELOPMENT PRINCIPLES

Development in all parts of the City should:-

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Make a positive contribution to neighbourhoods of choice including:-
creating well designed places that enhance or create character.
making a positive contribution to the health, safety and wellbeing of residents
considering the needs of all members of the community regardless of age, or gender,

RESPONSE TO DELEGATED REPORT

The delegated planning officer referred to the building line along Netherwood Road, which would provide an unacceptable view within the Street scene.

This objection was discussed between both parties, it was agreed by the Principle Planning Officer “that this was not a deal breaker” after considering that the relatively small increase upon the building line.

WINDOWS AND DORMERS TO THE REAR

This issue was discussed between both parties, we suggested that the directional view from the enclosed location plan, clearly shows that there is no overlooking to any of the properties, in particular number 19 Netherwood Road. We also observed that every property along the immediate roads have rear facing habitable rooms and loft conversions with dormer windows. Both the Principal Planning Officer and Consultant agreed that the enclosed location plan arrows showed no conflict with overlooking.

DRIVEWAY

We agree with the principal planning officer that no alterations to the access of the driveway will be considered. The status quo will apply

CONCLUSION

We respectfully request that the delegated planning officer agrees with the amended application and approves the application.

REASONS FOR APPLICATION

Please refer to Mr & Mrs Oluleke’ personal statement in support of their application

J N Marsden

On behalf of Plans2ExtendLtd

Date:

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