

Planning Statement: 22 Horwood Crescent, Manchester, M20 4RA

Proposal

Erection of single storey side and rear extension, enlargement of front porch with canopy, rear dormer and render of dwelling.

The proposed front porch will replace a smaller porch and this will feature a sloping canopy across the front elevation.

The single storey side extension will have a maximum width of 4m and due to an angled site boundary this will taper towards the rear and tie into the proposed single storey rear extension.

The single storey rear extension will project 2m along the common boundary.

The dormer will be sited in the rear roof.

All elevations of the proposed dwelling will be finished in ivory coloured render.

Principle

The proposal is to create additional living space for a growing family. The property will remain a single dwelling as a result of the proposal.

Extensions and alterations to a dwelling are considered acceptable and in accordance with the Council's Local Plan.

Impact on the character and appearance of the dwelling and area

- The single storey side extension will be set away from the side boundary in order to retain the access into the rear garden.
- The single storey side extension will not project beyond the building line of the neighbour at No.202 Parrs Wood Road.
- The majority of the side extension will be hidden from Parrs Wood Road due to screening from mature trees and hedging sited along the front boundary of No. 202 Parrs Wood Road. In addition to this, due to its modest ridge height it will not be considered as a prominent or obtrusive feature in the street scene.
- The dwelling currently features a single storey side outrigger and also a garden shed in the side garden, therefore it is considered that these buildings act as a precedent for the siting of the proposed side extension.
- The existing dilapidated side outrigger and green steel shed are not considered to enhance the character or appearance of the area and for this reason the proposed side extension will improve on this existing situation from a visual perspective.
- The single storey rear element of the extension will not be visible in the street scene and therefore will not appear as an incongruous feature.
- The enlargement of the front porch is considered a modest alteration to the dwelling which replaces an existing unfit porch.

- The application dwelling is currently one of the only properties on Horwood Crescent which is painted grey and this does not harmonise well the other properties in the locality which are mainly rendered in either cream, ivory or varying gradients of white. The applicant is proposing to render the proposed dwelling in an ivory colour to harmonise with the neighbouring properties.
- The rear dormer will not project above the ridge line, it will be set above the eaves by 0.3m and it will feature a narrow width, therefore it will sit well within the roofscape and is considered to represent acceptable massing. In addition to this it will be clad in matching tiles.
- The rear dormer can be constructed under permitted development (Schedule 2, Part 1, Class B of the GPDO).
- A single storey rear extension can be constructed under permitted development (Schedule 2, Part 1, Class A of the GPDO) with a projection of 3m and the applicant's single storey rear element will project a maximum of 2m.
- The proposal will retain large areas of outdoor amenity space and is therefore not considered over development of the site.

Impact on the neighbours

- There will be no directly facing main room windows at a distance less than 21m therefore no issues of undue overlooking or loss of privacy are anticipated.
- The proposed ground floor laundry room window be obscure glazed to prevent overlooking.
- The rear site boundary comprises 1.8m high wooden fencing and this will help to screen the proposed single storey extensions.
- The rear dormer will be used for storage and as this is not a habitable room it is not considered to lead to undue overlooking. In any event, the first-floor rear elevation features bedroom windows and therefore it is not considered that any additional rear elevation windows will impact further upon the existing situation.
- There are no main room windows in the side elevation of No.202 Parrs Wood Road facing the proposed side extension and therefore it is not considered to be overbearing.
- The proposed rear extension will be set back from the rear elevation of the neighbour at No.202 Parrs Wood Road and therefore will not impact upon their outlook.
- The proposed rear extension will not project beyond a 45 degree line when drawn from the nearest ground floor main room window in the rear elevation of the adjoining neighbour at No.21 Horwood Crescent and therefore will not impact upon their outlook.

Impact on parking

- No existing parking provision will be lost, and no new bedrooms are proposed and therefore it is not considered that the proposal will impact upon the parking situation.

Conclusion

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

Site Photographs



FRONT ELEVATION



EXISTING SIDE OUTRIGGER AND GARDEN SHED



MATURE TREES AND HEDGING ALONG THE FRONT GARDEN OF NO. 202 PARRS WOOD ROAD



REAR GARDEN