Planning Application : Supporting Statement

8, Elford Grove,

Gorton,

Manchester,

M18 7NB.

Proposed Double Storey Side Extension

Application No. **Not Allocated**

Date - 24.11.11.

Statement Prepared by : -

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The Client, Mrs.C.Miranda, is seeking additional sleeping space for her children (mixed sex) who are now in their teens as moving house is not an option under the current economic climate. In addition to bedrooms additional bathroom space is being sought.

Mrs.Miranda sought a pre-application advice on the 11th. November, 2011 and was advised to liaise with Mr.I Jarvis, Planning Officer at Manchester City Council, who subsequently responded on the 18th. November, 2011.

I followed up the pre-application advice given to Mrs.Miranda by speaking with Mr.I.Jarvis on the 22nd. November, 2011.

Mrs.Miranda feels strongly that, although 10, Elford Grove is set back, the proposed extension, at the upper level with 880mm set back from the main elevation, as shown on drawings nos. E02 and L02, complies with the set-back requirement for the following reasons : -

- It's measured from the frontage of the bay window (building line) and is similar to
  9, Elford Grove
  Several on Kingsdale Rd.
  One on Clumber Rd. (flush with the main elevation)
- It will not infringe the Daylight Rights or reduce sunlight.
- It will not create a terraced effect and complies with the requirements for the Streetscene. It does not have a detrimental impact on the character and appearance of neighbouring properties nor significantly reduce the amount of uasable amenity space for the property or adjacent property to an unacceptable degree.
- Privacy requirements have been maintained.

Mrs.Miranda feels that should the set back be 1.5m from the main front elevation valuable floor space will be lost and the intention and purpose of the proposed extension will be lost. It's also felt that due to the depth of the existing house the upper floor extension will be 'boxy' externally, unlike no.9, Elford Gr., and will not fit in streetwise thus having an impact and depreciating the value of the property.