

Comments for Planning Application 142758/FH/2025

Application Summary

Application Number: 142758/FH/2025

Address: 77 Darley Avenue Manchester M21 7GP

Proposal: Erection of part single, part two storey side and rear extensions with front canopy

Case Officer: Tracie Simpson

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: From review of the plans submitted for 77 Darley Avenue, comments for consideration include:

- if these plans were to be passed access onto the land of no.79 may be required in order to build either the single storey or double storey extensions, be this either by builders or for the scaffolding / side buttresses of the scaffolding? The side aspect of no.79 is used for outside seating, dining and cooking.
- Noise and disruption during construction. Even more so if the above could be required. The noise and disruption is greater during the spring to autumn months when outside space of neighbouring properties, particularly adjacent properties are being used.
- loss of daylight through side windows of no.79.
- loss of direct morning sun light through the side windows of no.79
- proposed extension increases overshadowing and increased shadows to adjacent properties and gardens.
- proposal of new 1st floor side windows for no.77 and veluxes increases possible infringement of privacy of no.79, this includes garden and patio areas.
- proposed double storey extension at side and rear of property no.77 will block light into the rear of the house at no.79 as well as the garden and seating area within the garden of no.79.
- proposed double storey extension at side and rear of property no.77 will block sunlight into the rear of the house at no.79 as well as the garden and seating area within the garden of no.79. This will predominantly impact morning sunlight. This will be to a greater extent in spring & autumn when the sun not as high.
- proposed double storey extension at rear will compromise the view from the patio / external seating area of no.79 changing from light, trees and sky to a solid wall, impacting on the landscape of the area.
- Proposed double rear extension to create an extra bedroom with velux windows will look out onto

private seating areas at the rear of no.79 & no.75 compromising privacy at the rear of these neighbouring properties. These areas of the neighbouring properties cannot currently be seen from the rear 1st floor windows of no.77.

- Direct daylight and sunlight obstruction of evening sun to the rear of No.75 (property and garden area) from proposed double storey rear extension due to the depth and height of the extension. Likely to be to a greater extent when the sun not as high in the sky.
- Light and sun obstruction of evening sun to the rear of all properties to the left of no.77 (left when looking at no.77 from Darley Ave) due to the depth and height of the proposed double storey rear extension. Likely to be to a greater extent when sun not as high in the sky.
- uncertain if the above point is the reason why no other double storey rear extensions on the row of houses.
- size, appearance, layout of proposed rear double storey extension would directly overlook the private gardens of no.79 & no.75 impacting on privacy.
- size of proposed extension, particularly the double storey rear extension reduces the garden size, therefore reducing ecological habits of local wide life; e.g., birds, bugs, bats.
- Daylight, sunlight and overshadowing
- Overlooking or loss of privacy