



M1 Architecture Ltd

City Tower Manchester M1 4BT

contact@m1architecture.co.uk

0330 311 9695



Date: 22/07/2025

Supporting Statement

Planning Application Reference: 142753/FH/2025

Site Address: 93 Hazelbottom Road

Proposal: Erection of Part Single, Part Two Storey Rear Extension, Front Porch, Installation of Rear Roof Dormer and Single Storey Outbuilding, new timber gate and removal of existing outbuilding.

1. Introduction

This Supporting Statement has been prepared in response to feedback received from the Local Planning Authority in connection with planning application reference **142753/FH/2025** for proposed development at **93 Hazelbottom Road**. The application seeks permission for the erection of a part single, part two storey rear extension, a front porch, a rear roof dormer, and a single storey outbuilding.

Following review of the submitted scheme, the planning officer raised several points requiring clarification and/or amendment. This statement provides a point-by-point response and confirms how each issue has been addressed in the revised submission.

2. Officer Comments and Responses

2.1 Two Storey Rear Extension Projection

The two-storey rear extension projection has been **revised from 3 metres to 2.5 metres** to ensure an appropriate relationship with the neighbouring property and to minimise any overbearing impact. This dimension has been carefully considered in the context of the surrounding built form and is reflected on the updated plans in line with the elevations.

2.2 Proposed Outbuilding Use and Scale

The proposed outbuilding will be used **solely as an ancillary office space** for the occupants of the main dwelling. It will not serve any residential or independent use. The layout has been revised to remove any doubts that could imply use as a separate unit.

2.3 Rear Access and Boundary Treatments

A **new timber pedestrian gate** will be installed to the side of the property, as shown on the updated **street scene elevation**. This will maintain access to the rear garden.

The **existing roller shutters** on the side elevation will be removed and bricked up as shown on updated plans.

The remaining boundary treatments are to remain unchanged

2.4 Ground Floor Window Adjacent to Public Footpath

The proposed ground floor window facing the public footpath has been designed with a **cill height of 2 metres**. Due to its high-level placement and lack of direct overlooking, obscure glazing is **not required**. The design maintains privacy while allowing light into the internal space. Therefore there is no impact on privacy.

2.5 Materials

- **Main extension materials:** To match existing external finishes.
- **Rear dormer:** To be constructed with a **flat GRP (Glass Reinforced Plastic) roof**, finished in dark grey colour.

2.6 Bin Storage

Bin storage will be located within the rear garden area, fully contained within the site boundary and screened from public view. This is now shown on the updated site layout plan.

Conclusion

This revised submission addresses the issues raised by the Planning Officer and reflects all necessary amendments to the plans in this supporting documents. We trust this will allow for a full and favourable assessment of the application and support for a planning permission.

Should any further information be required, we would be pleased to provide clarification.