

Design and Access Statement

In Support of a Planning Application for

**First and second floor side extension
together with the installation of a rear roof
dormer**

at

**9 Macefin Avenue
Manchester
M21 7QQ**

**Ruifeng Li
4th April 2025**

The Site

The proposal relates to a semi-detached dwellinghouse on Macefin Avenue. The property features an existing two storey side extension and a single storey rear extension with hardstanding to the front and a garden to the rear. The surrounding area is residential in character, featuring semi-detached and detached properties of varying form, constructed in a predominant arts and crafts style.

Relevant Planning History

Erection of part single/part two storey side extension to form additional living accommodation and garage

Ref. No: 067891/FH/2003/S2 | Status: Application Approved

Erection of hip to gable roof extension and erection of rear roof dormer extension

Ref. No: 140355/FH/2024 | Status: Application Refused

Erection of a second storey side extension together with the installation of a rear roof dormer

Ref. No: 141446/FH/2024 | Status: Application Refused

Proposed Development

The application proposes a first and second floor side extension to the property together with the installation of a rear roof dormer.

The proposed side extension will extend the existing first floor extension to bring this in line with the front of the main property with the addition of a bay window to the front. The Dutch gable roof will be extended over the extension. The extension will be finished in matching render and tile.

The proposed roof dormer would site across the main roof and will be finished with a flat roof, glazing and tile to match the existing property.

The application is a re-submission following previous refusals 140355/FH/2024 and 141446/FH/2024. Under both applications it was considered that “the proposal is not subservient to the original dwellinghouse by continuing the main roofline and the addition of a dormer across the full roof there would not be a clear delineation from the existing dwellinghouse.

The current proposal seeks to address these concerns. The proposal does provide for a continuation of the main ridge line; however, the form of the roof has been revised to reflect the form of neighbouring property, 13 Macefin Avenue. This property was cited as an example of retaining the Dutch gable roof form during the course of application 140355/FH/2024, thereby respecting the character of the host dwelling and neighbouring properties.

The proposed rear dormer has been reduced so it is contained within the main roof providing a clear delineation between the existing dwellinghouse and the extension.

Impacts on amenity

Whilst the proposal does provide for the addition of windows, these are located on elevations which already have windows and therefore there is no issue of privacy or overlooking.

The proposal is not expected to have any effect on noise levels as the property will continue to be used as a domestic dwelling.

The proposal provides for additional internal living space without the loss of external gardens or parking areas resulting in no loss of amenity for the occupants.

Refuse

The proposal will not change the current waste storage and collection methods.

Access and Parking

The proposal does not affect how access to the property on foot or with vehicles is achieved, nor does it affect the available car parking.

Flood Risk and Drainage

The property is located within Flood Zone 1 so at minimal risk of flooding. The proposal will have no effect on the existing drainage on site.

Conclusion

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance, previous issues in relation to scale and appearance have been addressed. There are no factors of sufficient weight in amenity terms that would warrant refusal of the application. On balance, the proposed extension is deemed to accord with saved Unitary Development Plan and The Manchester Strategy Development Plan.