



PLANNING STATEMENT

for

SINGLE STOREY FRONT EXTENSION

at

10 WOODLEA AVENUE, MANCHESTER, M19 1BX

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1.0 Introduction

- 1.1 The Appeals Guy (Limited) have been instructed by NK Architectural to compile a planning statement in support of a planning application for a single storey front extension at 10 Woodlea Avenue, Manchester.
- 1.2 The statement aims to show that the new extension would be of a high standard of design, would be policy compliant, and would not have an adverse impact on the amenity of the neighbouring residents or the character of the host property and wider area.

2.0 Site and Proposal

- 2.1 The application property is located within the Manchester City Council Area. It is a two storey residential property. It is an attractive terraced property located in a residential area. It is part of a terrace that is built around a central turning area.
- 2.2 The properties benefit from long front gardens/driveways, and long, linear rear gardens. The properties at the end of each terrace benefit from two storey projections. Single storey porches/front projections are not uncommon in the area, with the application property already benefitting from a small front extension.

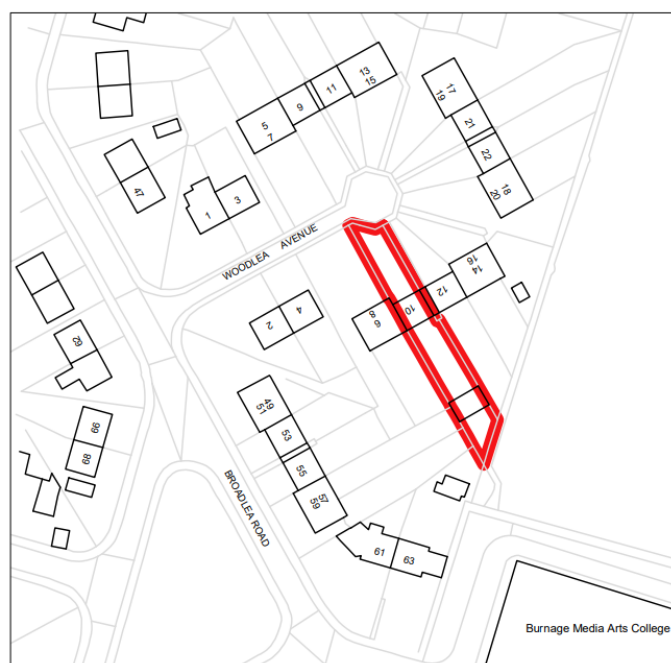


Figure 1 - Location Plan

- 2.3 The property has previously been extended to the rear (app. 131762/FH/2021). The plans are below for information.

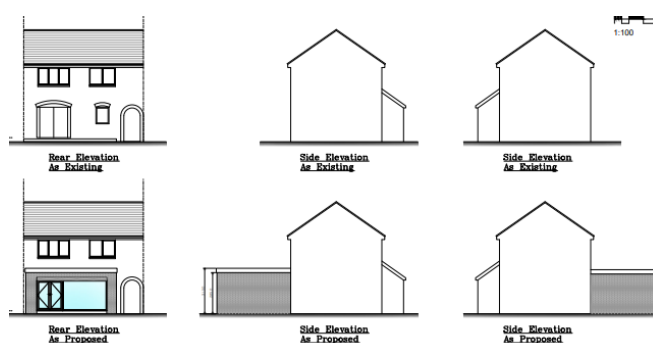


Figure 2 - Approved rear extension

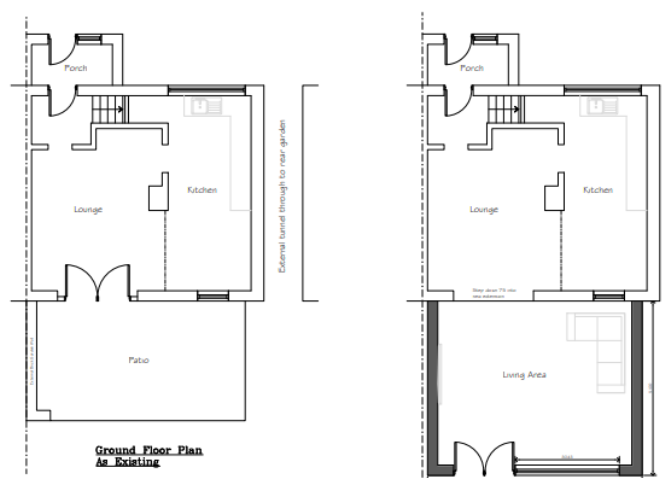


Figure 3 - Approved rear extension

- 2.4 The applicant seeks consent for a single storey extension to the front. It would be finished in materials that match the host dwelling. It would have a projection similar to the projection of the existing front projection. It would have a simple lean-to roof, which would join on to the existing lean-to porch roof. A window would be placed in the front elevation. It would have a modest projection of 1.7m from the front elevation.
- 2.5 The proposed plans are below for information –

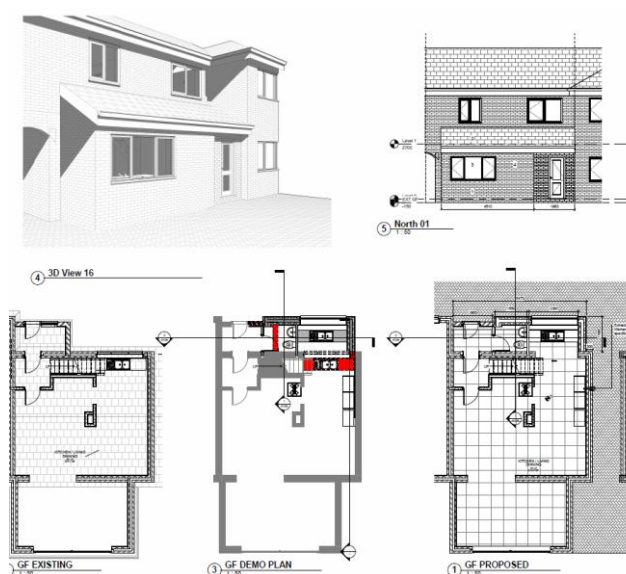


Figure 4 - Proposed plans

3.0 Policy Context

3.1 In making this application, consideration was given to both local and national planning policy.

3.2 The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places

3.3 Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context.

3.4 Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed.

3.5 Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

3.6 The Development Plan is largely silent on forward extension. The only relevant section of the UDP states –

“DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)”*

3.7 The key Issues when determining this application will be as follows –

- Principle of Development
- Amenity of neighbouring residents
- Siting, scale, and massing
- Design
- Other Issues such as refuse bins and parking

Principle of development

3.8 Saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy are supportive of allowing residents to extend their homes to provide enlarged or improved accommodation within existing residential areas. Extending a residential property is generally considered 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.

3.9 In this instance, we contend that the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. We are of the opinion that the principle of the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

3.10 Saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy seek to ensure that developments do not have an adverse impact on the amenity of the neighbouring properties.

3.11 6 and 8 Woodlea Avenue are set slightly forward of the principal elevation of the application site. The proposed development would not breach this building line. Therefore, we contend that the proposal will not have an adverse impact on the amenity of these properties. It would not lead to a loss of daylight, the creation of an overbearing impact, or loss of direct sunlight.

3.12 12 Woodlea Avenue is located to the east of the application site. It benefits from a window at ground floor level in the front elevation. This window would be set away from the proposed development and is separated from the proposed scheme by a covered walkway. This separation distance coupled with the extension's minimal projection of 1.7m from the front elevation of the property would ensure that the scheme would not have an adverse impact on the amenity of the residents of 12 Woodlea Avenue. It would not lead to a loss of daylight, the creation of an overbearing impact, or loss of direct sunlight.

- 3.13 We are of the opinion that the principle of the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy in terms of residential amenity.

Siting, Scale and Massing

- 3.14 We are of the opinion that the size and footprint of the proposed extension is not believed to create an overbearing impact upon the residential amenities of surrounding properties giving its minor scale, and due to the fact that it would not project forward of the existing single storey porch. It would simply square off the front elevation in a subservient manner, without creating an incongruous feature within the streetscene.
- 3.15 The contend that the appearance is acceptable and its impact upon visual amenity is considered negligible. It is therefore our opinion that the scale and mass of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy in this regard.

Design

- 3.16 Core Strategy Policies DM1 and EN1 and Saved UDP policy DC1 seek to ensure that a scheme is of a high standard of design, and assimilates well with the host property, and the wider area.
- 3.17 The scheme would be a very minor addition to the front of the property, and would not breach the forward building line of the property to the west. The use of matching materials and matching fenestration ensure that the scheme would not create an incongruous feature, and that the development would assimilate with the host property and the wider area. The simple design is as detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.
- 3.18 Other front projections are fairly common in the wider area. The development is set well back from the public realm to the front, and would not create an eye-catching alien feature when viewed from the public realm. When visible from the public realm, it will be viewed from a distance, and viewed against the backdrop of a much bulkier row of two storey terraced properties, some of which have already been altered in the past. The fact that vegetation, bins, and vehicles on the drives soften the view of the front elevation when viewed from the public realm, further supports the acceptability of the scheme.
- 3.19 We therefore fully contend that the scheme fully accords with Core Strategy Policies DM1 and EN1 and Saved UDP policy DC1 in terms of design.

Other Issues

- 3.20 The storage of refuse bins are not affected by the proposal.

- 3.21 There is off street parking provided by the driveway at the front of the property. Given the length of the driveway, the level of car parking will not be reduced. This ensures that the scheme will fully accord with the principles for residential extensions set out in policy DM1 of the Core Strategy.

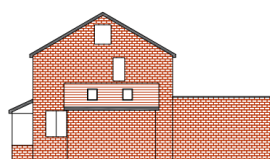
Similar schemes that have been approved

141501/FH/2024

*Erection of single storey front extension to form additional accommodation
65 Crowland Road Manchester M23 2UU*



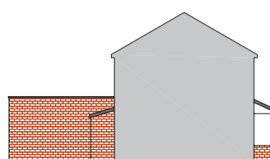
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION

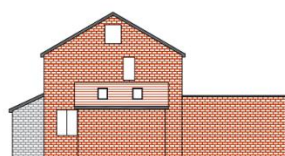


PROPOSED SIDE ELEVATION

Figure 5 - Existing Elevations



PROPOSED FRONT ELEVATION

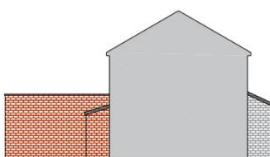


PROPOSED SIDE ELEVATION

LES TO
EXISTING
OR TO
EXISTING



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Figure 6 - Proposed Elevations

141126/FH/2024

Erection of a single storey front extension
10 Heybrook Road Manchester M23 1PQ



Figure 7 - Photograph of the site



Figure 8 - Existing Elevations



Figure 9 - Proposed Elevations

4.0 Conclusion

- 4.1 The development is considered to accord with the policies contained within the Manchester City Development Plan and with the policies of the NPPF taken as a whole. It is considered that the scheme is of a high quality, yet simple design, providing an attractive feature within the streetscene without dominating the front façade of the property. The scheme would not have an adverse impact on the amenity of the neighbouring properties and would not have an adverse impact on the highway network.
- 4.2 It is therefore respectfully requested that planning permission be granted.