



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

21 Victoria Terrace, Manchester

M12 4LB

Single storey upward extension

On Behalf of Enamul Hoque

Prepared by **Planning By Design**

Application

Planning By Design (Agent) has been instructed to act on behalf of Enamul Hoque (Applicant) to submit a prior approval application to Manchester City Council (Local Planning Authority) for single storey upward extension at 21 Victoria Terrace, Manchester M12 4LB (the site).

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location and Context

The site is situated in the eastern part of Manchester, approximately 3 miles from the city centre. The immediate vicinity is composed of terraced houses and semi-detached properties, typical of suburban Manchester, interspersed with pockets of green spaces. To the east of the site, the surrounding streets are predominantly residential, while larger industrial buildings and retail spaces are present to the west, adjacent to the rail lines.

The character of the area is largely mixed-use, with residential zones complemented by small businesses and larger retail outlets to the west. Within a short walking distance, there are schools, local shops, and Belle Vue train station, offering direct public transport links into Manchester city centre and other areas.

The property is accessed via Victoria Terrace, which connects to the broader road network. The site is positioned on the eastern side of the road, with the access road providing connectivity to nearby transport hubs, including the A6 and the Manchester inner ring road. The area's accessibility is enhanced by its close proximity to Belle Vue station and multiple bus routes, ensuring strong transport links to central and greater Manchester.

The existing property is a modest one and half detached house with a rectangular footprint located centrally within its plot. The building has a pitched roof and simple brick elevations, reflecting traditional residential architecture. Parking is available on-site, with a driveway at the front of the property.

The floor plan of the property reveals a functional and straightforward layout across two floors, designed for practical residential use. The ground floor consists of a central hallway that provides access to key living spaces. To the left of the hallway, there is a living room, a kitchen, utility room and bathroom. Towards the right there are two bedrooms.

On the first floor, the layout is more compact, with two bedrooms occupying the space. These rooms are positioned on either side of a small central landing, which also provides access to a bathroom. The footprint of the upper floor is smaller than the ground floor, due to the sloping nature of the pitched roof, which slightly limits the usable floor space at the edges.

Proposed Development

The proposal involves the construction of a single-storey roof extension to the existing one-and-a-half-storey detached house.

The proposed changes involve extending the existing pitched roof upwards to create a full second storey, replacing the current roof structure. This will result in a more uniform vertical profile, removing the limitations of the sloping ceilings that currently reduce the usable space on the first floor. The new design will incorporate the existing footprint of the house, preserving its rectangular layout. The external dimensions will not extend beyond the existing walls, ensuring that the overall building remains proportionate to its plot and in harmony with neighbouring properties.

The materials proposed for the roof extension aim to match the existing structure to blend seamlessly with the original design. The extended roof will feature tiles consistent with the current pitched roof, maintaining the traditional aesthetic. The brickwork of the extended façade will align with the existing brick elevations, ensuring cohesion in appearance. Windows will be designed to complement the original fenestration pattern, with proportions and styles that reflect the existing openings.

The revised plans indicate several adjustments to the property. On the new upper floor, the space will accommodate three bedrooms, including a master bedroom with an en-suite, alongside a shared bathroom. This represents a significant improvement to the living arrangements, as the extension allows for more spacious and functional rooms. The ground floor layout will remain largely unaltered, preserving the existing arrangement of the living room, kitchen, and utility spaces, while the proposed design ensures that the height increase remains consistent with the overall character of the area.

Planning History

There have been no planning applications submitted at the site.

Prior Approval Requirements

To determine the compliance of this property and proposal for an upward extension under Class AA of the General Permitted Development (England) Order 2015 (as amended), the application is appraised below in relation to the various criteria:

Justification for Upward Extension under Class AA

Detached Property

The dwelling is a detached property, making it eligible for consideration under Class AA provisions, which specifically allow upward extensions on detached residential buildings subject to prior approval.

Height Compliance

The upward extension will increase the ridge height by no more than 3.5 metres above the existing ridge height, in line with the Class AA limits (2.4m increase proposed). The new storey does not exceed the existing floor-to-ceiling height of the dwelling.

Principal Part of the Dwelling

The proposed extension is confined to the principal part of the dwelling. No outbuildings or non-primary parts of the property are included, aligning with Class AA requirements.

Materials of Similar Appearance

The materials for the proposed works are specified to match those of the existing dwelling in both texture and colour, ensuring visual consistency and compatibility with the existing building. This approach respects the character of the property and meets the stipulations under Class AA.

Roof Pitch

The upward extension maintains the existing roof pitch, ensuring design continuity and compliance with the regulations. The plans reflect a pitched roof that mirrors the original structure, preserving the architectural character of the building.

Absence of Side Windows

The proposal does not include the addition of side-facing windows (other than two small side windows serving bathrooms which will be obscured), thus safeguarding the privacy of neighbouring properties and complying with Class AA restrictions regarding side openings.

Strengthening Works

Any required structural strengthening works are designed to be contained within the existing boundaries of the property, ensuring no external visibility and adherence to the Class AA requirements.

Neighbouring Amenity

As required by the prior approval process, the design of the upward extension minimises impacts on neighbouring amenity. Considerations for overshadowing, overlooking, and loss of light have been mitigated through the design and positioning of the new storey.

Design and Character

The extension respects the existing design and character of the dwelling and the surrounding area. By maintaining proportionality and continuity in materials and architectural style, the proposal will integrate seamlessly into the existing streetscape, ensuring minimal visual disruption.

Planning Policy

National Planning Policy Framework 2024 (NPPF)

Paragraph 40 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 56 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 58 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Paragraph 73 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on Sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized Sites forward;
- c) Support the development of windfall Sites through their policies and decisions – giving great weight to the benefits of using suitable Sites within existing settlements for homes; and
- d) Work with developers to encourage the sub-division of large Sites where this could help to speed up the delivery of homes.

Paragraph 124 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 129 highlights that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

- d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

Planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Paragraph 135 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Manchester City Council Core Strategy 2012–2027

Policy SP1 (Spatial Principles) focuses on creating neighbourhoods of choice by ensuring that developments are of high-quality design and contribute positively to the local area. For a roof extension, this means respecting the character of the surrounding area and integrating seamlessly with the existing dwelling.

Policy EN1 (Design Principles and Standards) states that developments, including extensions, must demonstrate high-quality design that respects the scale, massing, and architectural style of the host building and its surroundings. Roof extensions should avoid harm to the visual amenity of the area and neighbouring properties.

Policy EN4 (Reducing CO2 Emissions by Enabling Low Carbon Development) encourages sustainability in development. A roof extension could include features like solar panels or enhanced insulation to align with low-carbon principles.

Policy EN18 (Environmental Protection) states that roof extensions should not create unacceptable environmental impacts, such as noise, overshadowing, or overlooking neighbouring properties. This ensures the proposal protects residential amenity.

Policy DM1 (Development Management) establishes detailed criteria for all developments, including roof extensions. Proposals must consider design quality, visual appearance, impacts on residential amenity (e.g. privacy, daylight, and overshadowing), and ensure integration with the character of the host dwelling and its surroundings.

Guide to Development in Manchester SPD (Supplementary Planning Document)

This guidance offers specific principles for design and development:

- Extensions must reflect the character of the host property in terms of roof pitch, materials, and overall style.
- Roof extensions should not appear overly dominant or disrupt the rhythm of the street scene, particularly in areas where roof heights and designs are consistent.
- Proposals must avoid overshadowing, overlooking, or loss of privacy for neighbouring properties.
- The design should integrate harmoniously with the street and surrounding properties, ensuring visual coherence.

Planning Assessment

Development Principle

The proposal is for a single-storey upward extension on an existing detached residential property. Located within a mixed-use but predominantly residential area with adequate infrastructure, the site includes access to local amenities and public transport. This aligns with NPPF Paragraph 40, which advocates for development that enhances local conditions, and Core Strategy Policy SP1, focusing on creating neighbourhoods of choice through high-quality developments.

The extension will provide three additional bedrooms, improving the functionality and liveability of the dwelling. This expansion directly supports NPPF Paragraph 73, which recognises the role of small-scale residential developments in meeting housing needs efficiently. By enhancing housing stock within a developed area, the proposal meets sustainable development goals outlined in NPPF Paragraphs 124 and 129.

The proposal establishes a need for altered housing to meet modern needs utilising previously developed land and existing housing stock. As new homes are at a high price, altering existing housing stock where possible should be supported as a sustainable alternative to produce additional and/or modern residential accommodation. The proposal not only meets housing

need but does so in a way that is sustainable; making efficient use of existing floorspace. A family-sized unit will be retained as part of this proposal and create an additional bedroom to support the Applicant's needs.

Design and Character

The design respects the traditional architectural style of the existing dwelling by maintaining the original pitched roof form and using matching materials. The extension integrates seamlessly with the host building, preserving its aesthetic and contributing to the uniformity of the street scene. This approach aligns with Core Strategy Policy EN1, which mandates that extensions respect scale, massing, and architectural style.

NPPF Paragraph 135 reinforces the importance of good design as a component of sustainable development. The proposed upward extension adheres to this principle by ensuring proportionality and visual cohesion with neighbouring properties. The upward extension will not disrupt the rhythm of the street and contributes to the area's character without over-dominating the streetscape.

Residential Amenity

The proposal carefully mitigates potential impacts on neighbouring properties. The absence of meaningful side-facing windows eliminates privacy concerns, and the extension is designed to minimise overshadowing or loss of light to adjacent dwellings. For the occupants, the extension transforms the upper floor into a more practical and spacious layout, addressing the limitations of the existing pitched roof's sloping ceilings.

The proposal also adheres to national space standards, ensuring that the new bedrooms are functional and well-lit, contributing to a high standard of residential amenity. This is consistent with Core Strategy Policy DM1 and NPPF Paragraph 129, which emphasise the creation of healthy living conditions.

Impact on Parking and Highway Safety

The existing parking arrangement, which includes a driveway, remains unchanged. The modest scale of the development does not increase occupancy to an extent that would necessitate additional parking provision. The proposal therefore complies with Core Strategy Policy DM1 and NPPF Paragraph 108, ensuring that developments do not adversely affect highway safety.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council supports this prior approval in line with the developmental objectives and timescales of the GPDO (2015 as amended).