

Planning Statement: 144 Nuthurst Road, Manchester, M40 3WG

Proposal

Demolition of existing single storey front garage, side outrigger and rear conservatory, erection of single storey front, one and half storey side and single storey rear extension together with enlargement of existing dormers front and rear and raised rear terrace area.

Demolition

The dwelling features an original garage which projects beyond the front elevation of the dwelling, this is proposed to be demolished.

Attached to the rear of this garage is the single storey side outrigger and this is proposed to be demolished.

The rear conservatory is also proposed to be demolished.

Construction

The single storey front extension will project 4.2m with a width of 4.1m.

The one and half storey side extension will have a ridge height of 5.8m, depth of 9.2m and width of 4.1m.

The single storey rear extension will have a width of 15.3m and depth of 3.5m.

A front and rear dormer is proposed over the one and half storey extension.

The existing dormers will be marginally increased in height.

The rear terrace area will allow for a gradual step down into the rear garden area which is at a lower height to the dwelling.

Principle

The proposal is to create additional living space for a growing family. The property will remain a single dwelling because of the proposal.

The application dwelling currently features a single storey front garage, single storey side outrigger and single storey rear extension. These elements of the dwelling are in a very poor and dilapidated condition. Problems include water leaking into the property, poor insulation, limited head height and limited space. The applicant is proposing to re-build these elements albeit to larger proportions and therefore it is considered that a precedent has been set for the siting of the proposed extensions.

Extensions and alterations to a dwelling are considered acceptable and in accordance with the Council's Local Plan and the Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance.

Impact on the character and appearance of the dwelling and area

- The immediate context is defined by dwellings which vary greatly in terms of scale and design. There is a very clear mix in the street scene, with terraced dwellings, bungalows and two storey dwellings in the locality. The adjacent neighbour at No.

142 Nuthurst Road has had many planning approvals to enlarge their dwelling with the most recent approval being for "*Erection of first floor side, part single part two storey rear involving an extension to roof to increase the ridge height, including two storey front bay and raised deck area to rear and elevational alterations*", under planning reference 119952/FH/2018.

- The neighbour at No.142 has a finished ridge height of 7.4m; this is considerably taller than the applicant's proposed one and half storey side extension which will have a finished ridge height of 5.8m and for this reason it will not appear as a prominent feature in the street scene, and it is considered subservient when compared to this neighbour.
- The one and half storey side extension will match the ridge height of the existing dwelling, and this will create continuity in design with the host dwelling.
- The proposed single storey front extension will project 4.2m beyond the front elevation, this will therefore retain the same building line as the existing garage on site.
- The proposal will retain single almost 1m to the side boundary and therefore this will allow for access, maintenance, and bins to be stored in the rear garden out of view.
- The single storey rear extension and rear terrace area will not be visible in the street scene and therefore will not appear as incongruous features. Further to this, the adjacent neighbour at No.142 has a full width single storey rear extension and elevated rear terrace area and therefore the proposal respects the context.
- The enlargement of the existing dormers is considered a modest alteration to the dwelling which will allow for greater head height, with no impact upon the street scene.
- The rear dormer will not be visible in the street scene.
- The proposed front and rear dormers will not project above the ridge line and they will be set above the eaves, therefore they are considered to sit well within the roofscape and considered to represent acceptable massing. In addition to this, they will be finished in matching white cladding.
- The dwelling is set back some 13m from the main front road and further to this, the front boundary comprises mature hedging which screens the property and, on this basis, it is not considered that the proposal would be an obtrusive feature in the street scene.
- The proposal will retain large areas of outdoor amenity space and is therefore not considered over development of the site.
- The proposal is considered to conserve and enhance local distinctiveness, and it has regard to the overall built character and landscape quality of the area.
- The development is deemed compatible with the surrounding area, in terms of scale, massing and grain.

Impact on the neighbours

- There will be no directly facing main room windows at a distance less than 21m therefore no issues of undue overlooking or loss of privacy are anticipated.
- There are no main room windows in the side elevation of No.142 Nuthurst Road facing the proposed one and half storey side extension and therefore it is not considered to be overbearing.

- The proposed ground floor east side elevation windows will face a 2m high side boundary wall and therefore will not impact upon privacy.
- The proposed rear extension will not project beyond a 45-degree line when drawn from the nearest ground floor main room windows in the rear elevations of both adjacent neighbours at No.142 and No.146 Nuthurst Road and therefore will not impact upon their outlook.
- The proposed single storey front garage extension will not project beyond a 45-degree line when drawn from the nearest ground floor main room window in the front elevation of No.142 and therefore will not impact upon their outlook.

Impact on parking

- No existing parking provision will be lost, and the front garden is able to accommodate 5 vehicles and therefore it is not considered that the proposal will impact upon the parking situation.

Conclusion

The proposal is considered to respect the existing dwelling and the character of the area and it is not anticipated to create any detrimental impacts upon neighbouring amenity or the highway.

Site Photographs - Front boundary treatment at application site



Application dwelling front elevation



Application dwelling rear elevation



Neighbour at No.142 Nuthurst Road front elevation



Neighbour at No.142 Nuthurst Road full width rear extension



Gable wall of No.142 Nuthurst Road – no main room windows

