Planning Application Support Statement

Planning Application At 100 Langport Avenue, Manchester M12 4NG

Proposal for double storey rear extension with garage conversion and extended front porch.

The Applicant wishes to extend their property that they have occupied for more than 15 years. The Applicant has a growing family and urgently requires additional living space and an additional bedroom. The proposal also allows for and extended porch to accommodate additional internal circulation around the staircase.

The proposed rear extension is to have a 4.3-metre-deep addition to increase the existing living space and the existing un-used garage space is to be converted to living space.

The 4.3-metre-deep addition is as the Planning Approved Drawings for 128 Langport Avenue, ref 134614/FH/2022.

Concerned at the effective loss of light to Nr 98 Langport Avenue can be mitigated by the 45-degree sight line as indicated on the proposed plans, noting first floor bedroom and stair windows, refer to photographs.

The existing boundary treatments to the rear garden, being 1.8-metre-high open boarded timber fence panels is to be retained.

No proposed windows are indicated on the gable of Nr 100 Langport Avenue to maintain the privacy to Nrs 96 and 98 Langport Avenue, the existing second floor obscure bathroom is to be retained.

The proposed extensions are to be constructed in matching facing brickwork, matching roof tiles, uPVC windows and doors.

Site Photographs

Photographs dated 15th May 2024



Front Elevation to Application Property.



Rear Elevation of Application Property.



Adjacent Properties to Application Property.



Adjacent Properties to Application Property noting first floor bathroom and stair windows and 1.8 m high timber fence boundary treatment.



Front entrance of Property.



Front entrance of Property.