

Planning Permission Support Statement for Extensions at 115 Heaton Park Road, M9 0QQ

Introduction

This statement is submitted in support of the planning application for a single-storey rear extension, the extension of the hip wall, and the creation of a dormer loft conversion at 115 Heaton Park Road, M9 0QQ. The proposal has been designed with careful consideration of the site's existing conditions, the character of the surrounding area, and the pressing needs of the applicant's family. This statement addresses the social, economic, environmental, and planning merits of the proposed development and aims to demonstrate that the proposal should be granted planning permission.

Social Context

The applicant's primary motivation for the proposed development is to provide adequate living space for a growing family. Currently, the property does not meet the spatial requirements of the household, which includes four children. The proposed dormer loft conversion is specifically designed to create additional bedrooms, ensuring each child has sufficient personal space. This adjustment not only meets the immediate needs of the family but also contributes to their long-term well-being by improving the quality of life within the home.

Supporting families within local communities is crucial for social stability and community cohesion. By allowing this development, the local planning authority would be facilitating a family's ability to remain in the community, thereby maintaining social ties and support networks vital for the well-being of both the family and the wider community.

Economic Impact

From an economic perspective, the proposed development offers several benefits. Firstly, the construction of the extension and loft conversion will create temporary employment opportunities in the area. Local builders, contractors, and suppliers will be engaged, providing a boost to the local economy. This aligns with broader economic objectives at both the local and national levels to support small businesses and stimulate economic growth through construction projects.

Secondly, the enhancement of the property will likely increase its market value, contributing to the overall property values in the neighborhood. As improved housing stock generally leads to an uplift in surrounding property values, this development could serve as a catalyst for further investment in the area. This, in turn, has the potential to attract new residents and businesses, fostering economic vitality in the community.

Environmental Considerations

While it is acknowledged that the single-storey rear extension will result in a reduction of the existing garden space, careful design measures have been implemented to minimize the environmental impact. The proposal includes sustainable building materials and construction techniques aimed at reducing the carbon footprint of the development. For example, the use of energy-efficient insulation, glazing, and roofing materials will contribute to lower energy consumption in the extended areas of the home.

The applicant is committed to maintaining a balance between built and natural environments, ensuring that the extension is not only functional but also environmentally responsible.

Planning Policy Compliance

The proposed development complies with relevant local and national planning policies. According to the local development plan, extensions and alterations to residential properties should respect the character and appearance of the surrounding area. The proposed hip wall extension and dormer loft conversion have been carefully designed to be in keeping with the architectural style of the existing property and the surrounding neighborhood.

The scale, massing, and materials of the proposed extensions have been chosen to ensure that the development integrates seamlessly with the existing built environment. The dormer loft conversion, for example, will be constructed using materials that match the existing roof, thereby reducing any potential visual impact. The single-storey rear extension has been designed to be subservient to the main dwelling, ensuring that it does not dominate the rear garden or overshadow neighboring properties.

Moreover, the proposal meets the requirements of the National Planning Policy Framework (NPPF), which promotes sustainable development and the efficient use of land. The NPPF encourages local authorities to support well-designed extensions and alterations to existing buildings, particularly where they improve the living conditions of residents without causing harm to the surrounding area.

Community Impact and Engagement

The applicant has engaged with neighbors and the local community regarding the proposed development. Feedback received has been taken into consideration during the design process to ensure that the proposal addresses any concerns raised. The development has been designed to avoid any significant loss of privacy, light, or amenity for neighboring properties. The dormer windows have been positioned to minimize overlooking, and the rear extension has been set back to reduce its visual impact.

The proposal also takes into account the potential impact on local infrastructure. The modest increase in the size of the property is not expected to place undue pressure on local services or amenities. Instead, it will enable the family to continue residing in the area, contributing to the stability and diversity of the local population.

Conclusion

In conclusion, the proposed single-storey rear extension, hip wall extension, and dormer loft conversion at 115 Heaton Park Road represent a well-considered and necessary development that will significantly enhance the living conditions for the applicant's family. The design respects the character of the existing property and the surrounding area, while also addressing environmental sustainability and compliance with relevant planning policies.

The development offers social, economic, and environmental benefits that justify the granting of planning permission. By supporting this application, the local planning authority will be making a positive contribution to the well-being of a local family, the local economy, and the sustainable development of the area.

We respectfully request that this application be approved to enable the applicant to proceed with these essential improvements to their home.