

DESIGN AND ACCESS STATEMENT

Proposal: RETENTION OF SINGLE STOREY SIDE AND REAR EXTENSION, AND SINGLE STOREY REAR CONSERVATORY.

Address: 153 VICTORIA AVENUE, EAST MANCHESTER, M9 6HL

Date: 22/05/2024

REGULATIONS CONCERNING REAR EXTENSIONS

The following permitted development restrictions apply to all extensions and alterations to a dwellinghouse:

- Residential properties created as a result of prior approval (e.g. change of use from office to residential) do not benefit from householder permitted development rights. All new extensions will therefore require planning permission.
- No more than 50% of the curtilage of the dwelling should be covered by buildings or extensions (excluding the original dwelling).
- No extension should exceed the height of the highest part of the roof of the existing dwelling.
- The eaves height of the extension should not exceed the eaves height on the existing dwelling.
- If the extension is within 2 metres of your boundaries, the eaves height should not exceed 3 metres high;
- The extension should not include or incorporate a veranda, balcony, raised platform, microwave antenna, chimney, flue or soil and vent pipe or alterations to any part of the roof of the dwelling.
- If the property is in on Article 2(3) land, i.e. situated within a National Park, an Area of Outstanding Natural Beauty, a Conservation Area, an area designated under s41(3) of the Wildlife and Countryside Act 1981, the Norfolk Broads or a World Heritage Site, no part of the original or extended house should be clad in stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Unless it is a conservatory, the extension should be built using external materials similar in appearance to those on the existing house;

Single-storey rear extensions will not require planning permission provided they also comply with the following criteria:

- The extension would not extend more than 3 metres from an original rear wall on a terraced or semi-detached house; or 4 metres on a detached house;
- The extension does not exceed 4 metres in height;

Larger Home Extensions:

There are also provisions under permitted development rights to build larger rear extensions. This would allow a rear extension of up to 6 metres in length on a terraced or semi-detached house; or an extension up to 8 metres on a detached house.

PROPOSAL

The property is a semi-detached property with an existing rear extension. The applicant is applying for a retrospective approval on a non-permanent rear conservatory which is predominantly transparent and 2.5m from ground to eave level, as well as retention of a single storey rear and side extension. The conservatory is 100mm lower than the existing rear extension on the highest part, where the existing rear extension is 2.9m from ground to eave level. See pictures of the conservatory in the appendix.

IMPACT

Based on the planning policies as well as those that govern permitted development outlined above in the REGULATIONS CONCERNING REAR EXTENSIONS section, there is little to no impact of the proposed extension the existing property or on neighbouring residential amenity e.g.

- 1) Loss of daylight; The conservatory has been constructed with glass all round to allow light to go through.



- 2) Overlooking; There are no overlooking concerns. This is a ground floor conservatory with is **6.1m garden space** in front of it, and the same distance to the rear boundary wall. **The rear, and side boundary walls are 2m high.**
- 3) Overshadowing; there is no overshadowing as the conservatory height, **ground to eave level is less than 2.5m.** Furthermore, **there is a 2m boundary fence between neighbouring properties** on both sides of the garden. In addition, the material is used to is glass windows which allows lighting to go through.

The conservatory complies with all regulations as it is. In our opinion, following all the regulations, it should be granted.

SECURITY

Security is one area of concern for the applicant as they were victims of an attempted break-in. The conservatory door is an added security measure, a buffer. This added conservatory will help discourage the criminals from attempting to break two security doors. Even if they do, it will give the applicant enough time to call the police before the criminals get into the house.

CONCLUSION

The proposal will not have an effect on the original features of the property or to neighbours, since this is a ground floor non-permanent rear conservatory that is predominantly glass and timber, as well as transparent all around. It is further screened on all sides by 2m boundary fences that separates neighbours. There is no loss of daylight, overlooking, of overshadowing. As such the application should be granted. See pictures in appendix.

APPENDIX



Figure 1: Within the conservatory



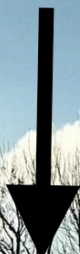
Figure 2: View from the Garden showing existing 2m fences on both sides



Figure 3: View from the Garden showing existing 2m fences on both sides. There is no loss of sunlight, overlooking, overshadowing.

APPENDIX: SITE PICTURES

Location of existing shed
and proposed caravan(static)



Caravan Park





