Focus Planning
The Towers
Towers Business Park
Manchester
M20 2SL

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

10 April 2024

Dear Sir/Madam

15 DALMORTON ROAD, CHORLTON, M21 0YQ
HOUSEHOLDER PLANNING APPLICATION
Planning Portal Reference: PP-12948190

This letter accompanies a householder planning application at the above address. The application seeks planning permission for:

'For a two storey side extension, a single and two storey rear extension, with alterations to the existing porch on the front elevation'.

The application is accompanied by;

- Application forms
- This covering letter
- Site Location Plan (drawing reference: A1151 A100)
- Existing floorplans and elevations (drawing reference: A1151 A100)
- Proposed floorplans and elevations (drawing reference: A1151 A101 Rev B)

This application is a resubmission of a previously withdrawn application (application reference 138584/FH/2023) which was withdrawn on 8 February 2024. Therefore, no planning application fee is due.

Background

The application was withdrawn following protracted discussions with the case officer regarding the design of the proposed side and rear extension. Of particular concern was;

- the perceived impact on the amenity of neighbouring residents,
- the proposed massing of the extension – in relation to its elevation on Daventry Road
- the impact on the character of the street scene.

Following the withdrawal, the applicant and their agent has engaged with Jennifer Connor to discuss the comments previously received and agree an acceptable alternative design. The revised plans have been shared with Jennifer who has informally confirmed that the revised scheme is acceptable.

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The revised application

The applicant currently occupies the property with their family. Due to the increasing pressures to care for elderly parents, with complex needs, additional accommodation is required to facilitate this need. The applicants also work from home and requires additional space to continue to operate their business.

The proposed rear and side extension will enable the enlargement of the existing kitchen to provide an open plan kitchen/diner/living space as well as a separate utility room. The internal reconfiguration will also provide a downstairs toilet and additional storage space for coats and shoes. The rear part one storey, part two extension will extend 4.6m from the existing rear boundary wall and will extend 1.66m to the side.

Upstairs, a new master bedroom with ensuite facilities will be created to the rear, overlooking the garden. The internal upstairs space will also be reconfigured to relocate the bathroom, provide an additional 4th bedroom and storage space. A new side window on the stairs will be introduced at the first floor, which will comprise of obscured glazing as requested.

The front porch will be replaced with a similar porch, of a slightly larger dimension, with a sloped roof which extends across by 1.34m.

Externally, the materials for the extension will be matched to the existing, including a red brick and slate roof. Concrete ridge and hip tiles will also be matched to the existing. Where possible, the original windows will be repurposed.

In response to the comments received, the rear two storey extension has been stepped in by approximately two brick dimensions from the boundary with properties along Daventry Road to provide a break in the visual appearance of the built form and to ensure that the extension is subservient to the existing dwelling.

Planning policy and justification

The development plan for Manchester comprises:

- Places for Everyone
- the Core Strategy,
- extant UDP policies,
- the Greater Manchester Joint Waste DP and
- Greater Manchester Joint Minerals DPD.

Policies within the Core Strategy and extant UDP policies are relevant to this application.

Policy DC1.2 of the UDP relates the residential extensions. It sets out that extensions to residential properties will be allowed subject to compliance with other UDP policies and the following criteria;

- They are not excessively large or bulky (for example resulting in structure which are not subservient to original houses or project out too far from the original buildings;
- They do not create an undue loss of sunlight, daylight or privacy;
- They are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- They would not result in the loss of off street car parking, in a situation where there is so severe an existing on street parking problem that unacceptable additional pressures would be created.

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In addressing this policy, the proposed extension is subservient to the original building and projects 4.6m from the existing rear elevation. It has been stepped in by 33mm (1.5 brick dimensions) to demonstrate that it is a clear addition to the building and to break up the built form of development along the boundary.

The proposal will not result in the loss of any sunlight, daylight or privacy for the applicant or neighbouring properties and is within the accepted separation distances with neighbouring properties to the rear and side.

The extension has been designed in a matching style to the original house, including the roof design and will utilise matching build materials so that it does not detract from or impact upon the character of the area. Finally, there will be no impact upon off street car parking as a result of the extension. The extension therefore complies with Policy DC1.2.

Policy DC1.3 sets out extensions which the council will not normally approve. Whilst the proposed extension extends beyond the generally accepted 3.65m for rear 2 storey extensions, the separation distances between the application house and the nearest residential property to the rear is 42.5m and does not conflict with the council' guidance on privacy. It is therefore considered acceptable.

Policy DC1.4 relates to side extensions, the proposed side extension will continue to enable access to the rear garden. It will not result in the creation of a terracing effect. It will not create a very narrow gap between properties as the property is bounded by the rear gardens of properties on Daventry Road. The extended side wall will leave an 1m distance with the common boundary. This maintains a useable side access, with the ability to move wheelie bins easily. This distance is considered acceptable.

The proposed extension is therefore compliant with the relevant policies within the development plan and should be approved without delay.

We trust that this application can now be validated. Should you need anything further, please do not hesitate to contact me.

Yours faithfully

Gillian Worden BA Hons MPlan MRTPI