

Householder Planning Application for:

**276 Withington Road
Chorlton Cum Hardy
Manchester
M21 0XZ**

March 2024

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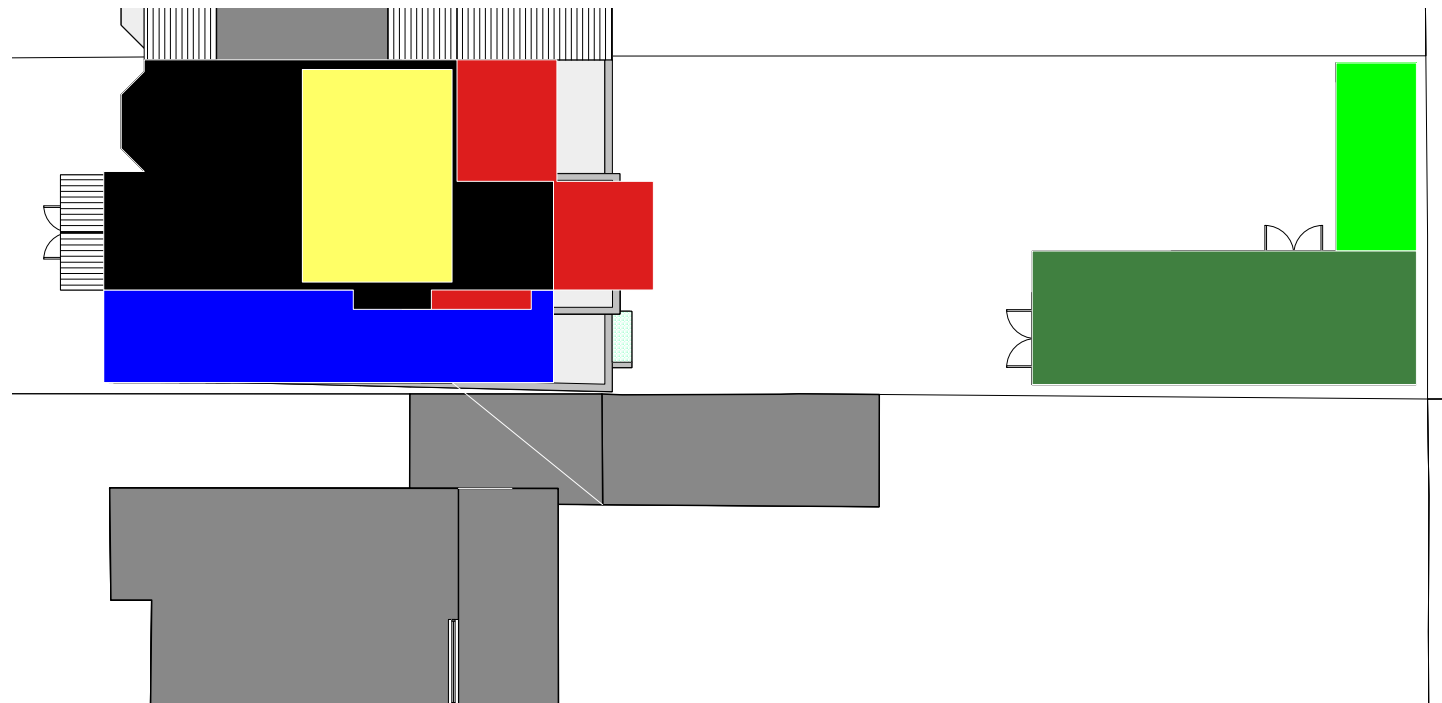
Introduction

This supporting appendix document is submitted by architecture:m on behalf of our client in support of a Householder Planning Application for the private dwelling, 276 Withington Road, Chorlton Cum Hardy, Manchester.

Proposal:

The application pertains to the development of a property to include a two storey rear and side extension as well as development of the loft space to include a dormer on the west (rear) side.

Relevant Planning Policy Part 1



Permitted Development

The house has Permitted Development Rights and if applied to this scheme it would cover the construction of

The original foot print of the property - Black

A single storey rear extension - Previously Constructed

Red area shows the maximum size of the rear extension - 3 meters from rear of the original property

A Dormer - Under this application - Yellow Area

A Single storey side extension - Partially cover by this extension - Blue Area

Garden Room - Previous Built - Dark Green
Permitted Development as under 2.5 meters high - Is being re-clad to match the house

Garden Room - Additional - Light Green
Permitted Development as under 2.5 meters high.

Please note Garden Rooms are ancillary to the main house, and do not have a kitchen or bedrooms.

Relevant Planning Policy Part 2

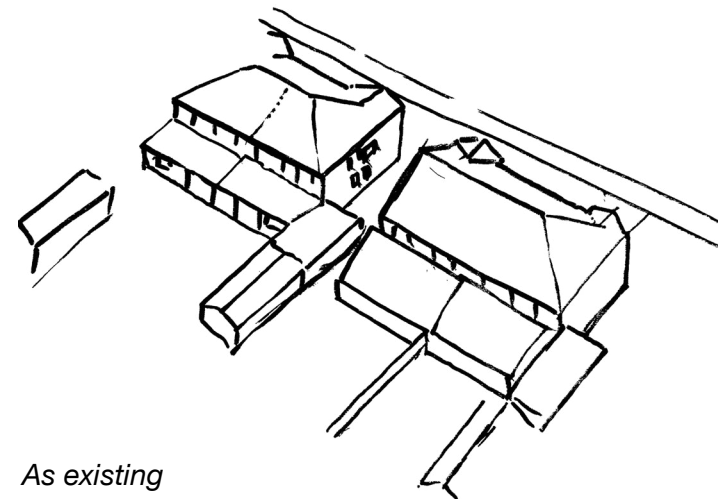
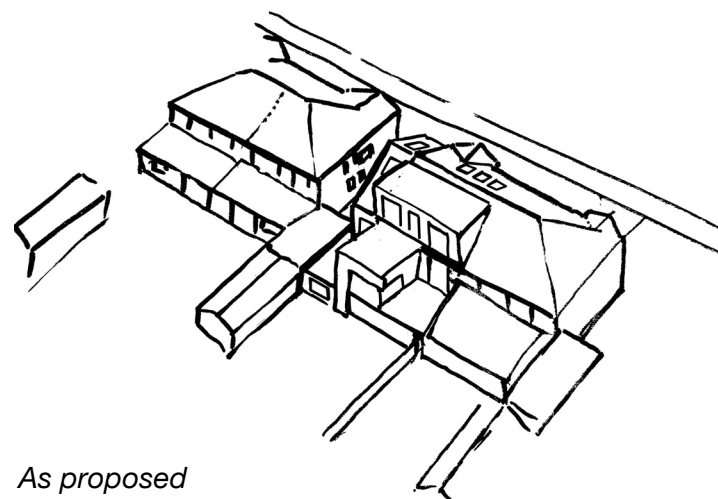
Manchester's Planning Policy

1. RESIDENTIAL EXTENSIONS

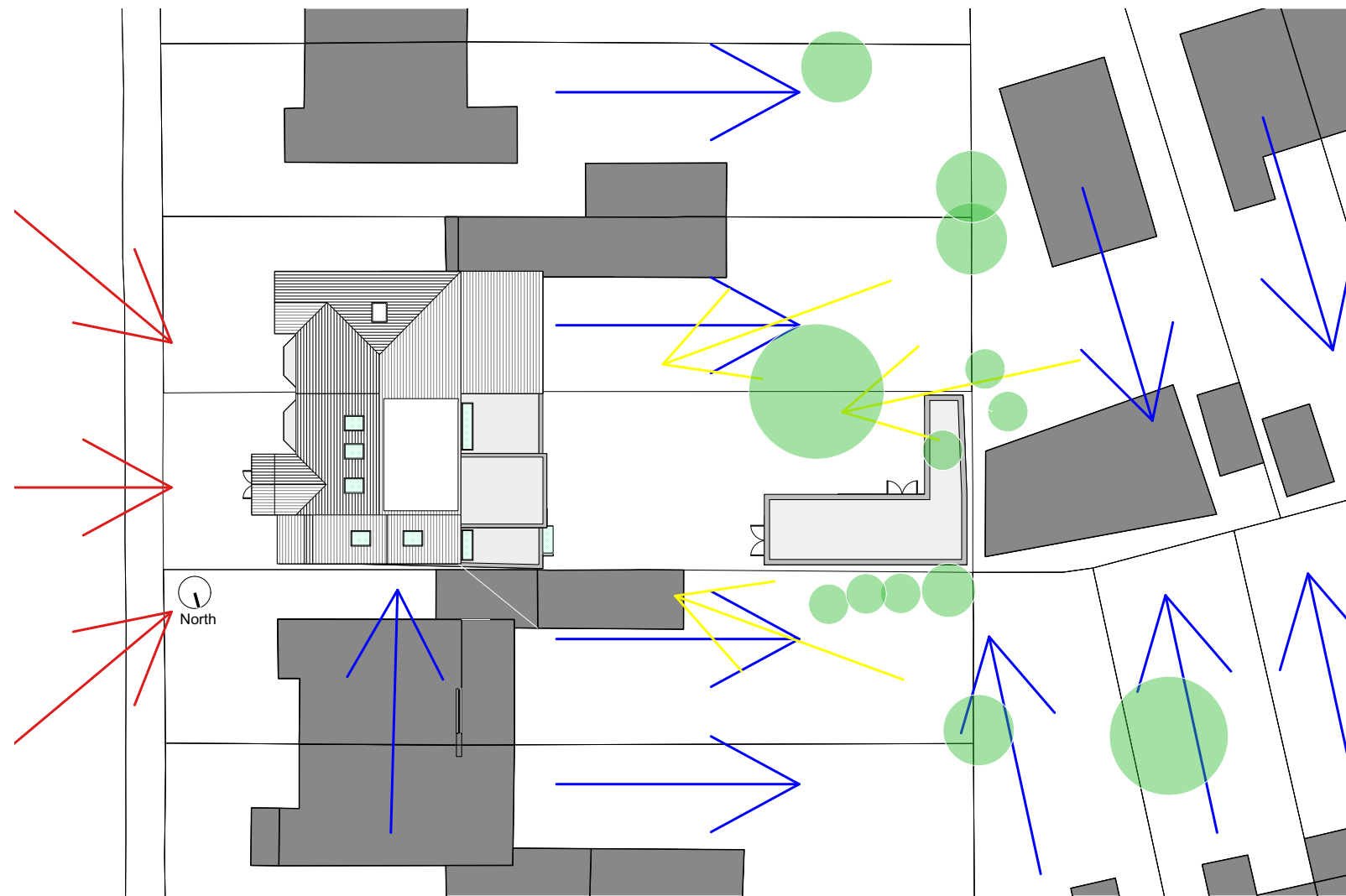
DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

A. The general character of the property;
The extension at the front of the property is designed to match the existing house, so that whilst the side extension is subservient to the original property (being set back and also less tall) the extension to the front and the side elevations is constructed with materials to match;

- Same Roof Tile.
- Same Gutter and Fascia Details
- Same Render - Colour and Texture
- Same Brickwork
- Same Window Detailing, materials and colour



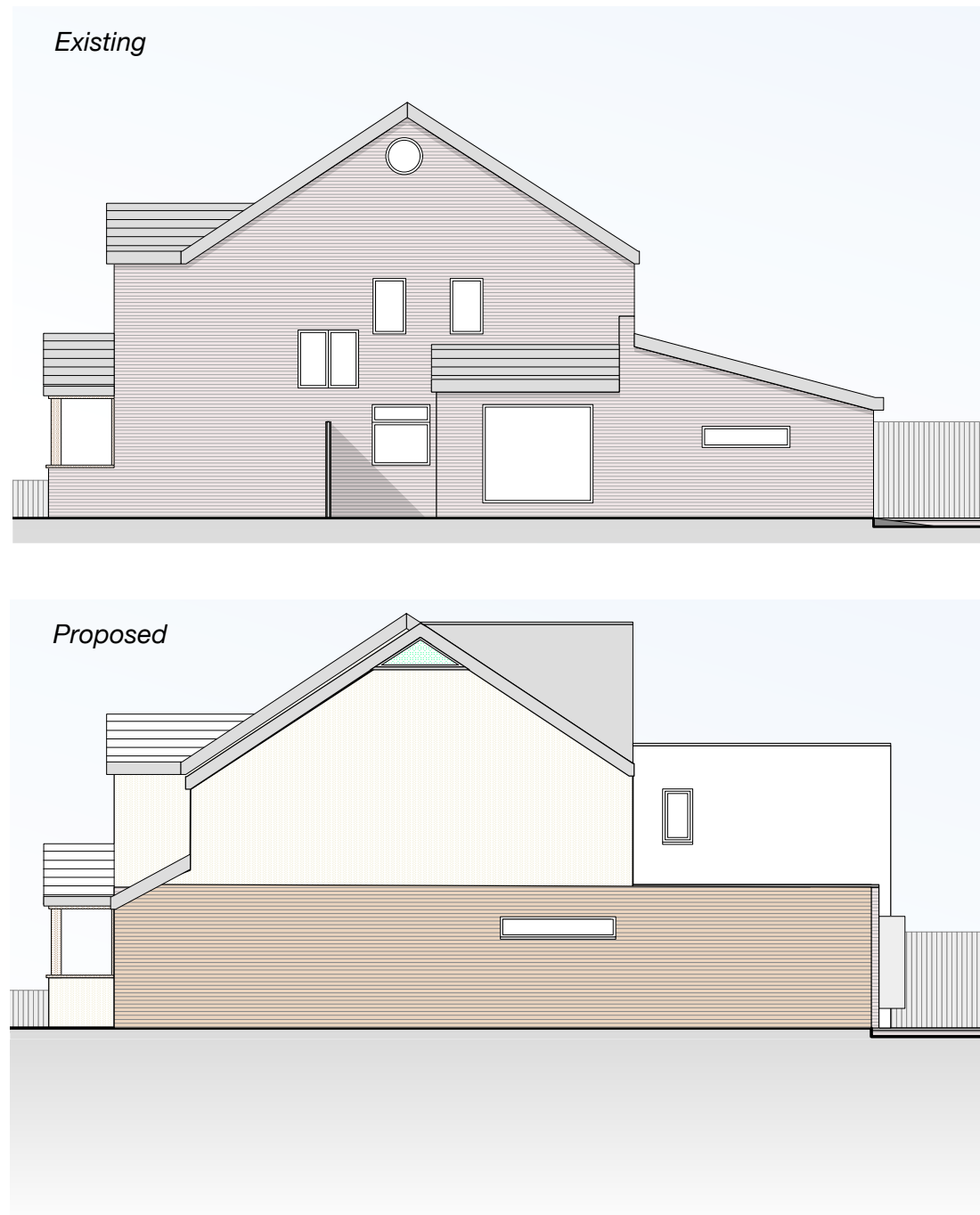
Relevant Planning Policy Continued



The rear extension is modern, and it is appropriate to be modern because;

- The neighbouring houses do NOT have principle views over the rear of the house (red Arrows)
- The neighbouring houses do NOT have secondary views over the rear of the house (Blue arrows)
- Neighbours only have views of the rear of the property if they stand in the garden, look through trees and over tall fences. (Yellow arrows)

Relevant Planning Policy Continued



B. the effect upon the amenity of neighbouring occupiers;
The ways that a project can affect the amenity of the neighbours is through overlooking into neighbours house and garden - the extension does contain windows as illustrated;

On the Rear Elevation

- *Clear Glass is used*
- *The existing rear elevation features large clear windows so there is no change to the issues of privacy*

On the Side Windows

- *The windows are “letter boxed shaped” and are at high level (the window sills are set at 1750mm high) and the glass has a high privacy rating of 9 out of 10. As such, there will be no opportunities for privacy being affected, but some daylight will be allowed into the rooms so the need for lighting will be reduced.*
- *The house currently features 4.7 sq meters of clear glass and 3.4 sq m of translucent glass*

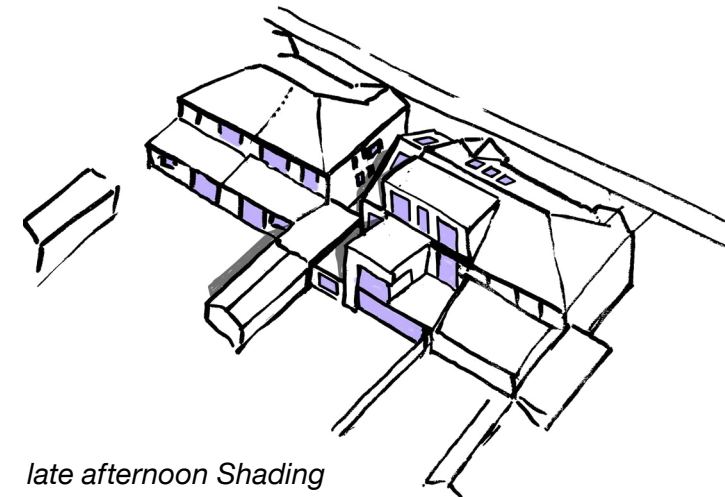
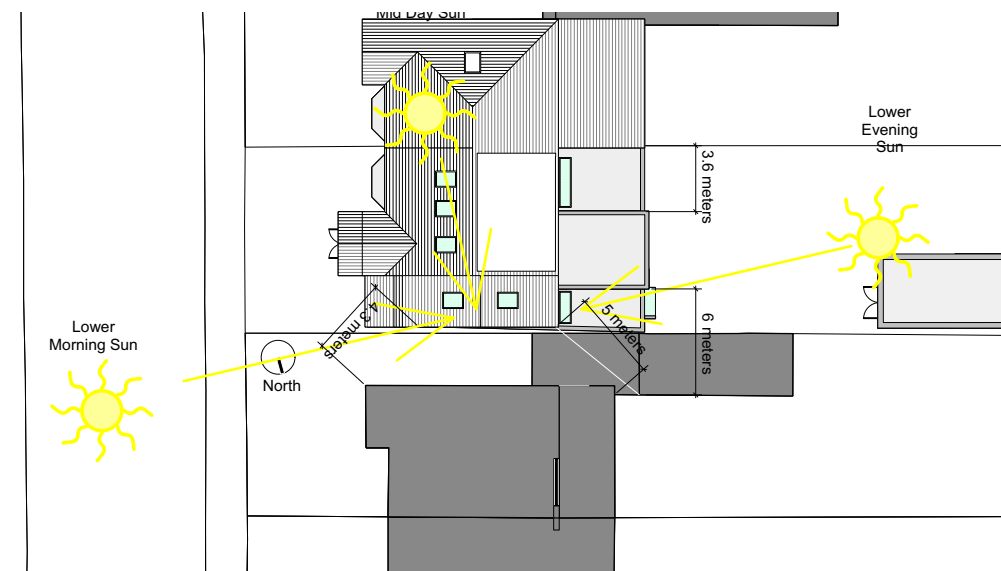
The proposed features 1.3 sq meters of translucent glass

- *As such we are using 16% of the glass previously used on the side elevation and all the glass will be “high level” and “translucent” so the privacy of the neighbours will be enhanced.*

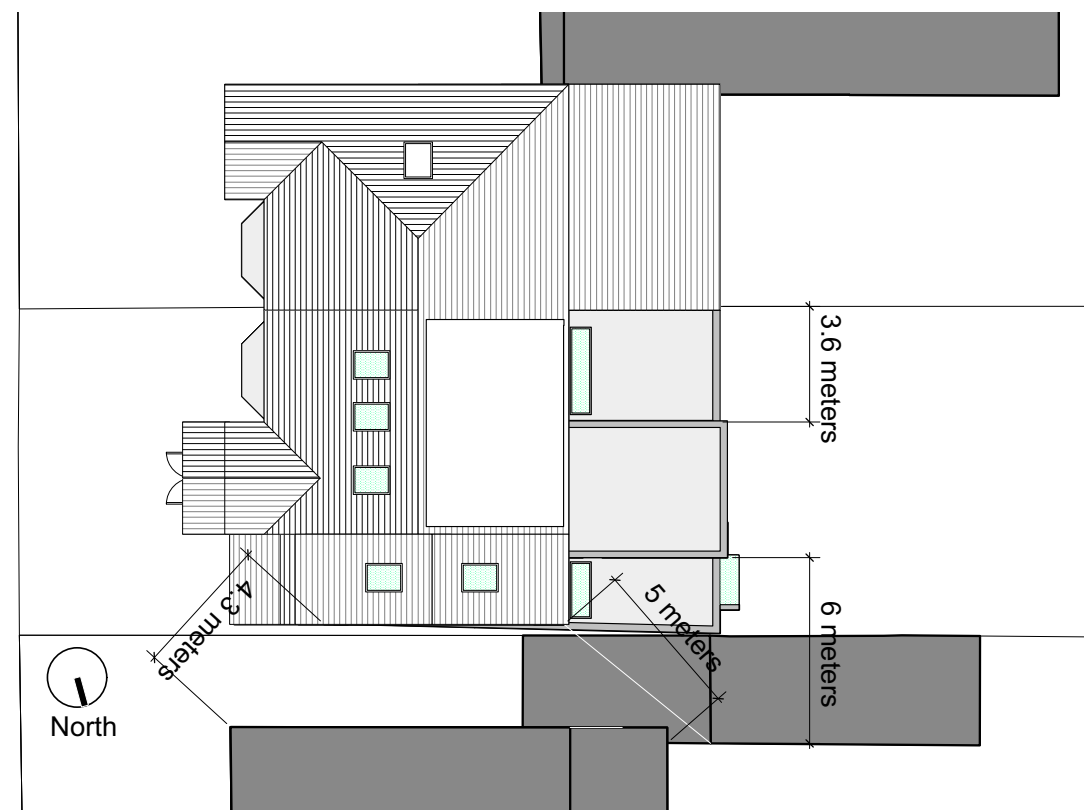
Relevant Planning Policy Continued

The second way to affect the quality of the amenity is to reduction in the sunlight.

- *The neighbours to the south will NOT be affected, because they are to the south however, the north neighbour will have addition shadows. But, as the neighbour has already got single storey buildings along the dividing fence line, the additional shadowing falls on the roof and the tarmac driveway. There is no affect to the quality of the amenity space. Mid day sun is also the “highest” sun, so will be a steep angle, with less shadows. Morning and Evening Sun is lower with longer shadows, so the quality of light in the neighbours homes will have minimal affect.*



Relevant Planning Policy Continued



The third way to affect the quality of the amenity areas is through over bearing.

- *It should be noted that there are two affected pieces of the project that could be over bearing;*
- *The additional bedroom on the west elevation; This is not over bearing, as this is 2.5 meters away from the boundary, and the neighbour has a single storey building along the boundary. As such, the closest they could stand is 6 meters away from the 2 storey elevation.*
- *The two storey element on the north elevation is pulled in from the front elevation, and finishes in line with the neighbouring houses rear elevation. There is a single storey garage inside the neighbours boundary.*

Relevant Planning Policy Continued

C. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;

Very simply, the client team have children, and whilst they have considered moving, there is nothing locally that suits their needs that is available, and moving further away would not suit schooling or employment. (Both parents work for the NHS, so there is a need to ensure qualified medical staff are local)

D. The overall appearance of the proposal in the street-scene;

As discussed earlier the effect to the street scape is minimal because the extension is “subservient to the original house”, it is set back so avoid the potential “terracing of the street”.

E. The effect of the loss of any on-site car parking.

*There will still be two car parking bays on the site,
Electric Car Charging
Secure Bicycle Storage for all the families bikes
Electric Bicycle Charging*

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

A. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);

b. they do not create an undue loss of sunlight, daylight or privacy;

c. 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;

d. 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.

Already covered in 1.1

Relevant Planning Policy Continued

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;

The flat roof extension is NOT visible from the highway, and the rear permitted development allows for a “flat roof” dormer.

- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council’s guidelines on privacy distances (which are published as supplementary guidance).

As discuss in 1.1 the issues of Privacy

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

We have designed the extension to be subservient, in terms of height, and also setting it back from the main elevation.

Relevant Planning Policy Continued

It should also be noted that the council have granted planning in the area for 2 storey side extensions that have been close to the boundary. Please see the Page Headed “Relevant Planning Applications in the immediate vicinity for 2 Storey Side Extensions“ and “Interesting Houses and Extensions in the immediate area.”

.Figure 1: House Extensions - Single Storey

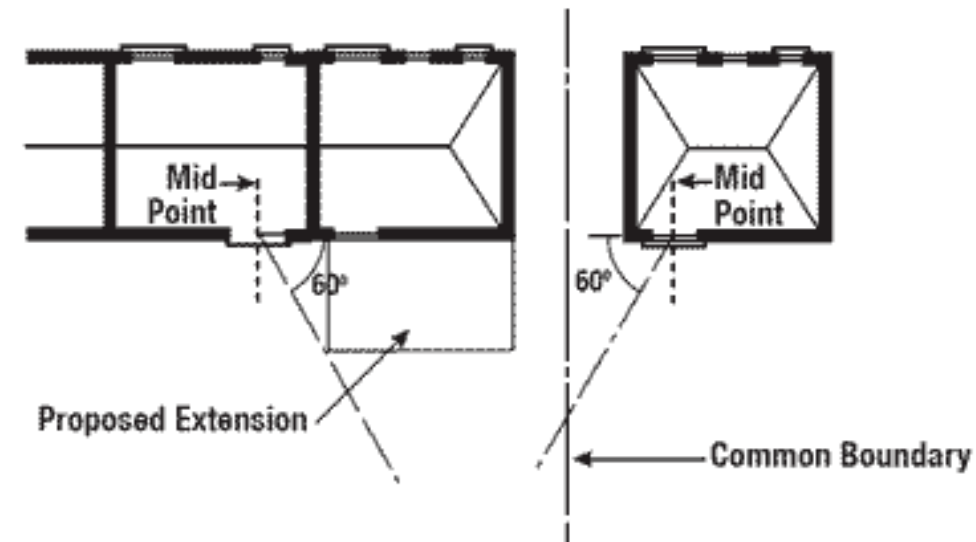
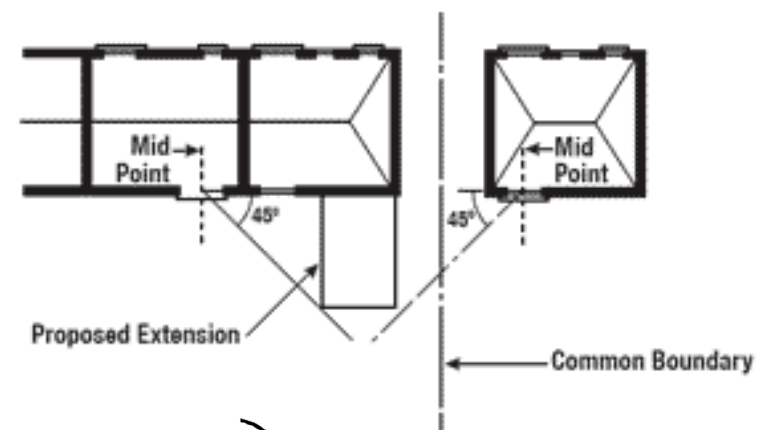
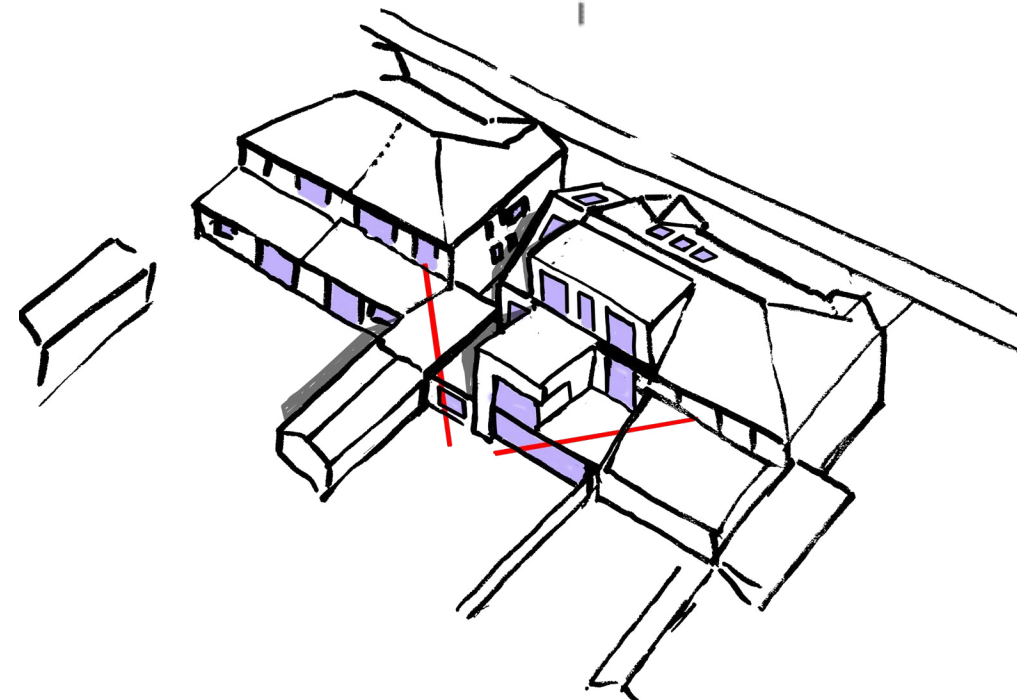


Figure 1: House Extensions - Two Storey



The House extension is designed to meet the requirements of the 45 Degree Rule, as the 2 storey extension is only in the middle of the rear extension, and not the full width.

Relevant Planning Applications in the Immediate Vicinity for 2 Storey Side Extensions

Reference 073493/FH/2004/S1
Alternative Reference
Application Validated Fri 05 Nov 2004
Address 325 Withington Road Chorlton
ProposalErection of 1st storey side extension and single storey rear extension to form additional living accommodation
Status Decided
Decision Approved

Reference 093748/FH/2010/S1
Alternative Reference
Application Validated Thu 15 Jul 2010
Address 315 Withington Road Whalley Range Manchester M21 0YA
ProposalErection of a part single part 2 storey side and part single part 2 storey rear extensions to form additional living accommodation and erection of a canopy and bin store at front of property
Status Decided
Decision Approved
Decision Issued Date Thu 26 Aug 2010

Reference 102094/FH/2013/S1
Alternative Reference
Application Validated Thu 04 Apr 2013
Address 313 Withington Road Chorlton-cum-Hardy Manchester M21 0YA
ProposalRetrospective - Erection of single-storey rear extension to form additional living accommodation
Status Decided
Decision Approved
Decision Issued Date Thu 09 May 2013

Reference 042231
Alternative Reference 42231
Application Validated Fri 04 Sep 1992
Address 311, Withington Road, Chorlton-Cum-Hardy
ProposalRetrospective application for part two storey/part single storey extension to rear of dwellinghouse
Status Decided
Decision Approved
Decision Issued Date Thu 29 Oct 1992

Reference 105407/FH/2014/S1
Alternative Reference PP-03314734
Application Validated Wed 09 Apr 2014
Address 307 Withington Road Chorlton Cum Hardy Manchester M21 0YA
ProposalErection of two-storey side and rear extension and single storey front extension, following demolition of attached store rooms and garage
Status Decided
Decision Approved
Decision Issued Date Wed 04 Jun 2014

Reference 070459/FH/2003/S1
Alternative Reference
Application Validated Wed 31 Mar 2004
Address 305 Withington Road Fallowfield
ProposalErection of a 2 storey side extension with front balcony, to form additional living accommodation and conservatory at rear.
Status Decided
Decision Approved
Decision Issued Date Wed 12 May 2004



Red = New 2 Storey Projects that meet the Boundary

Blue = Our Project Site

Interesting Houses and Extensions in the Immediate Area

This page demonstrates that Manchester City Council have permitted a rich and varied range of projects in recent years





Projects in South Manchester Granted Planning by Manchester City Council to architecture:m previously

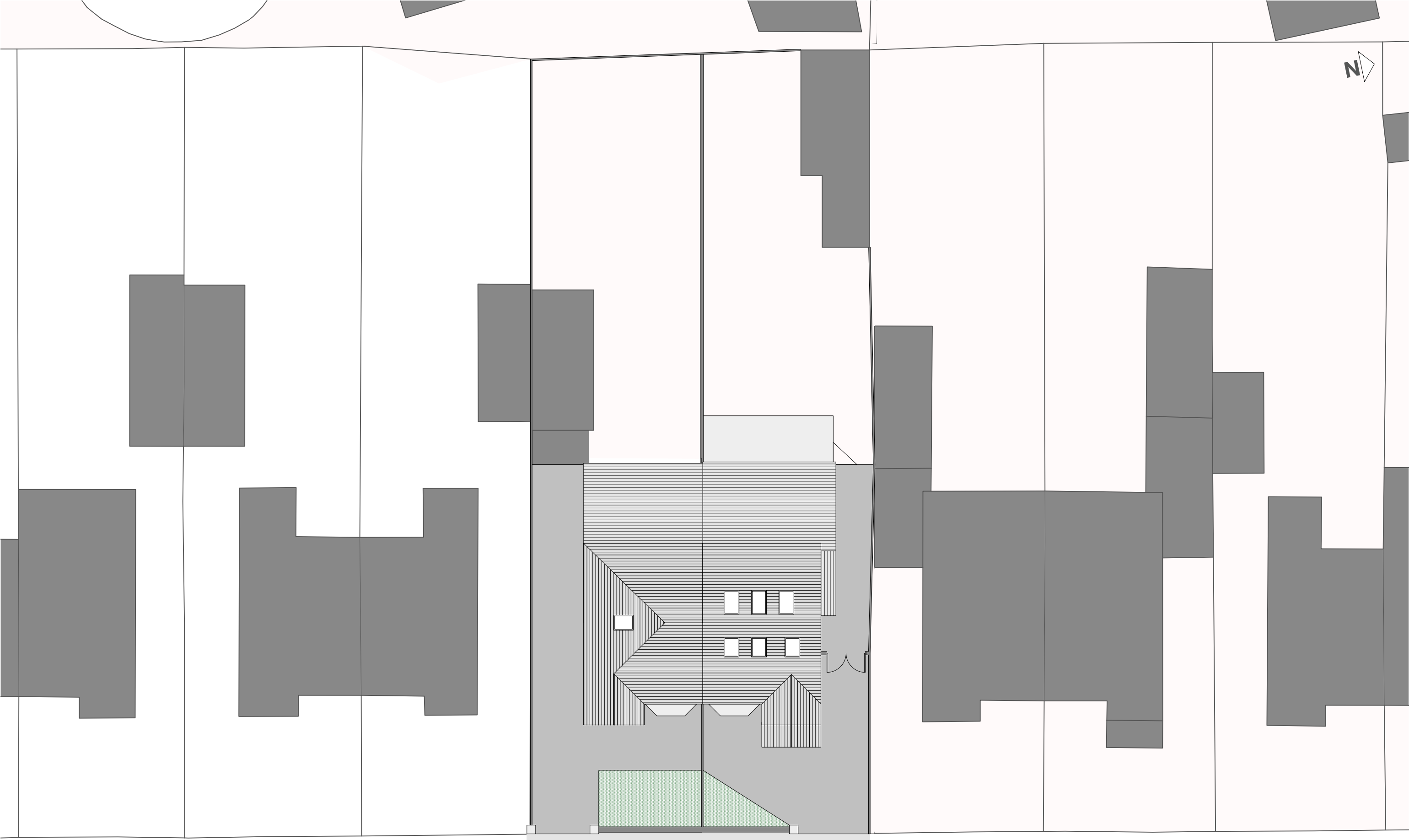
- Tradition Main Elevation with some suggestion of Modern intervention.
- Flat Roofs
- Modern rear elevations that create contemporary living in the Conservation Areas of Manchester, as well Chorlton, and Didsbury.



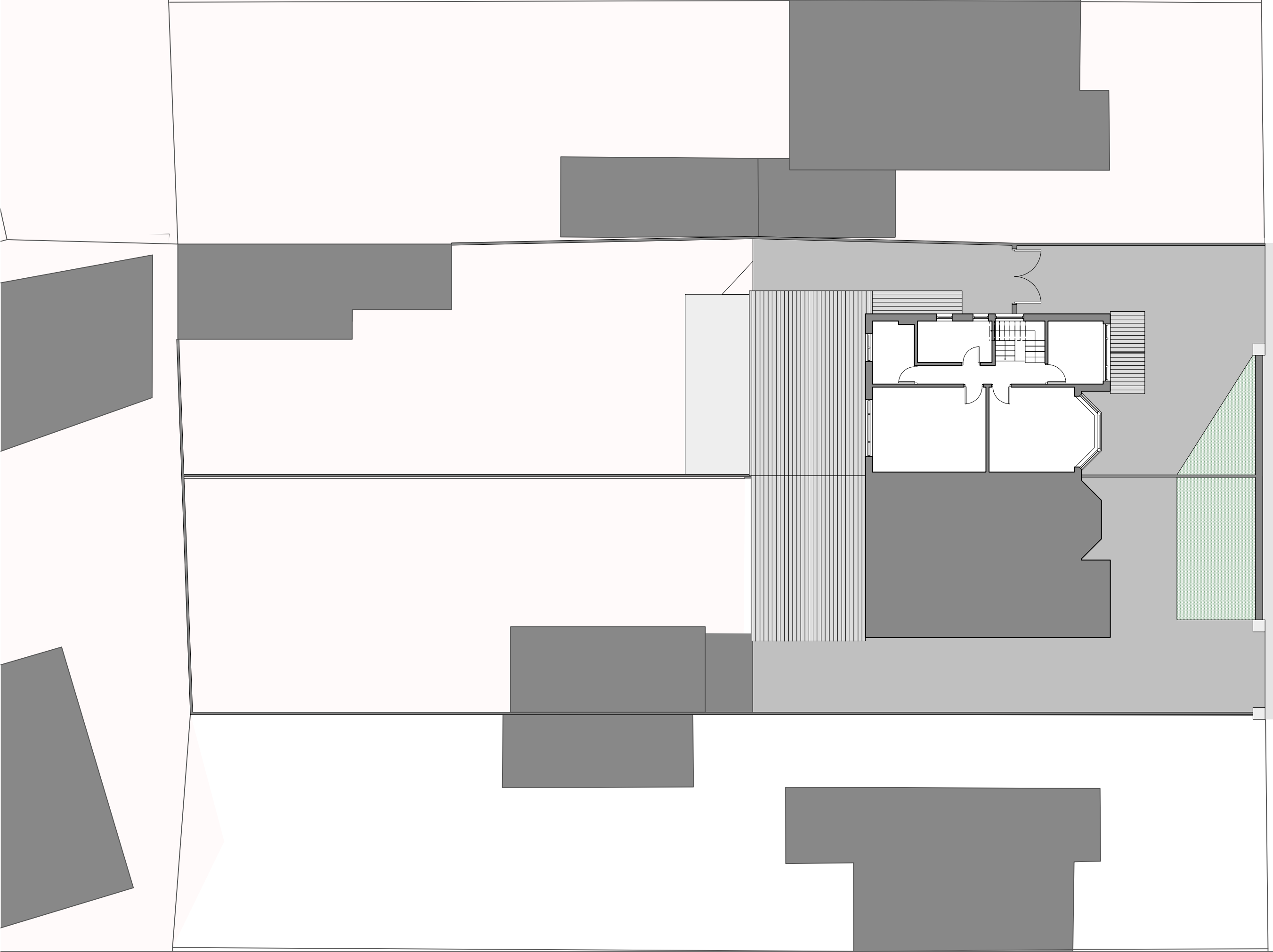
Aerial Images

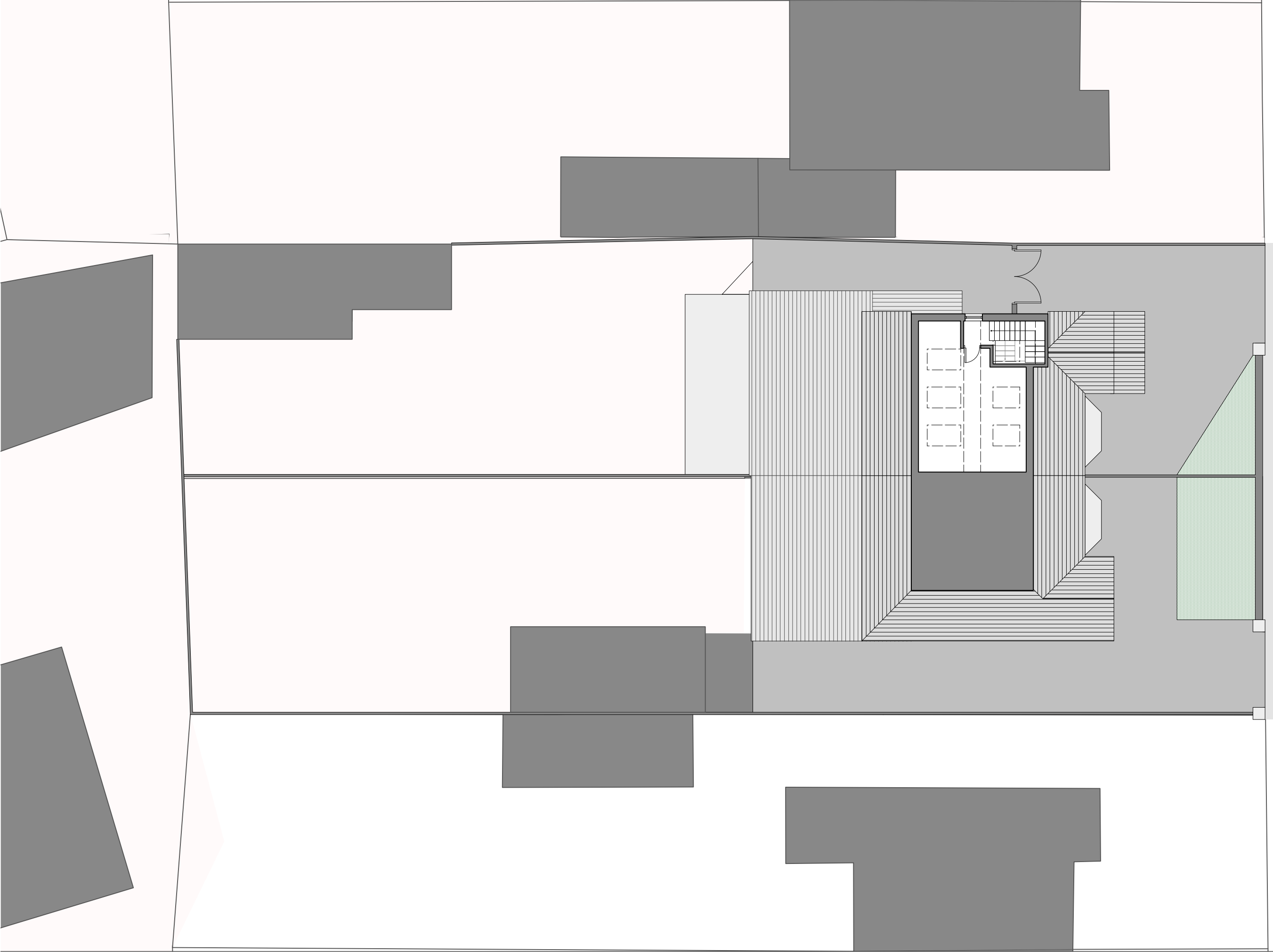


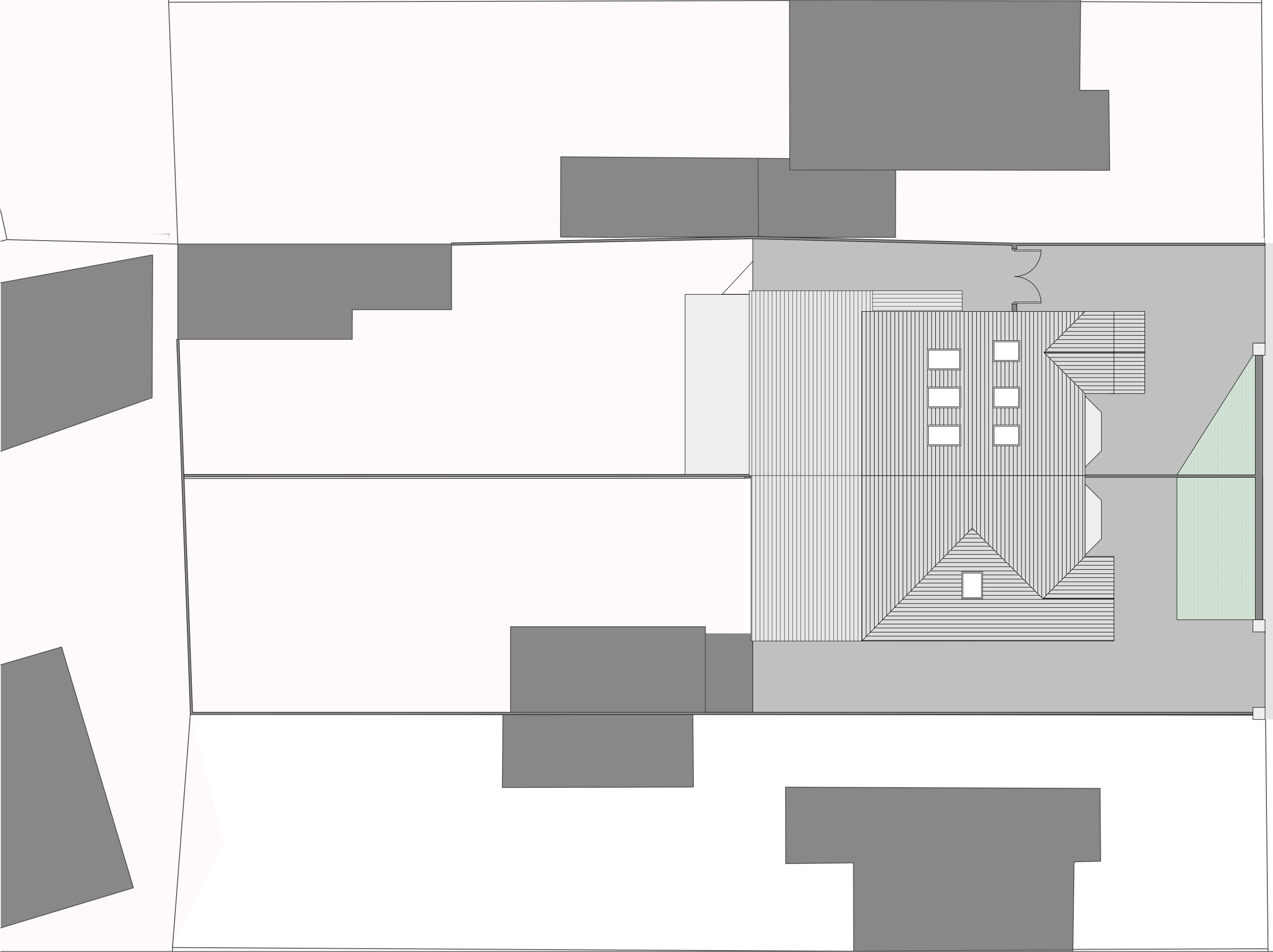




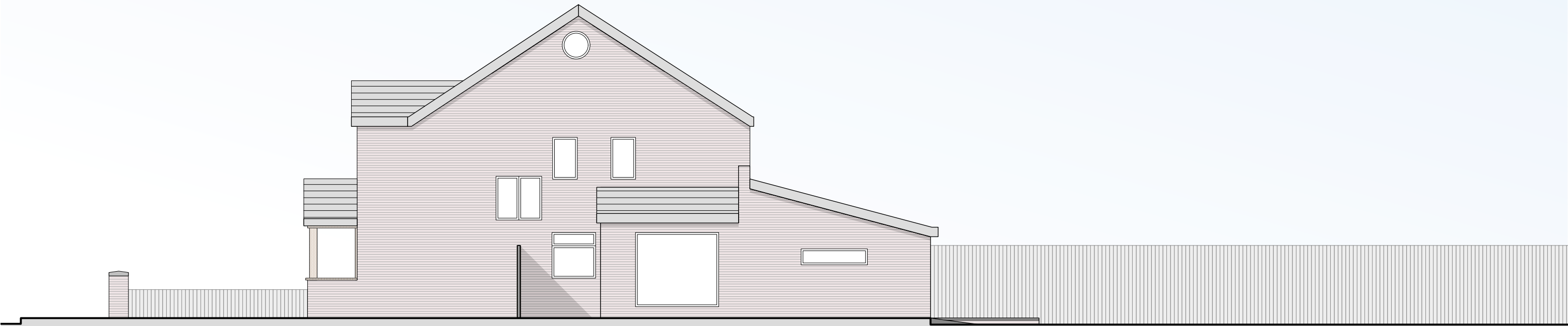




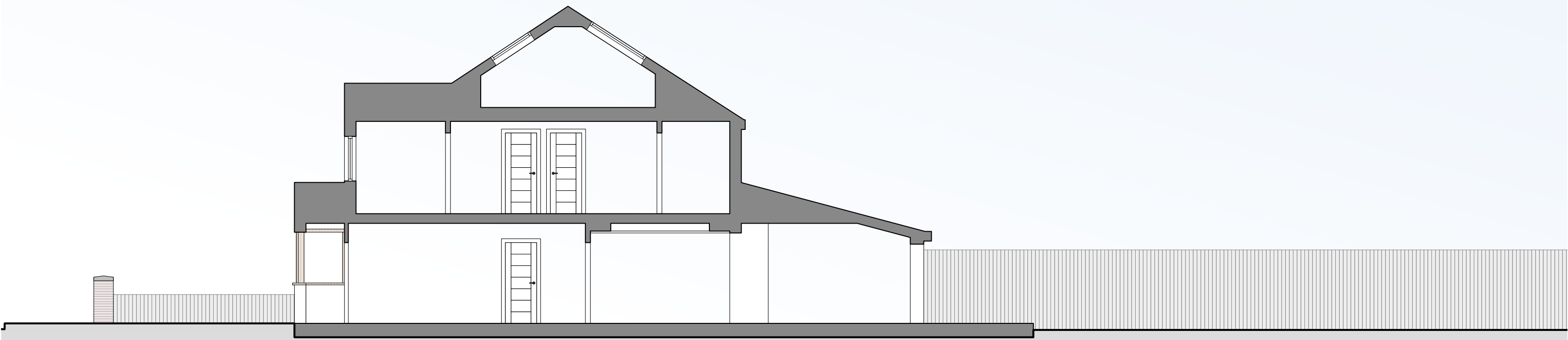












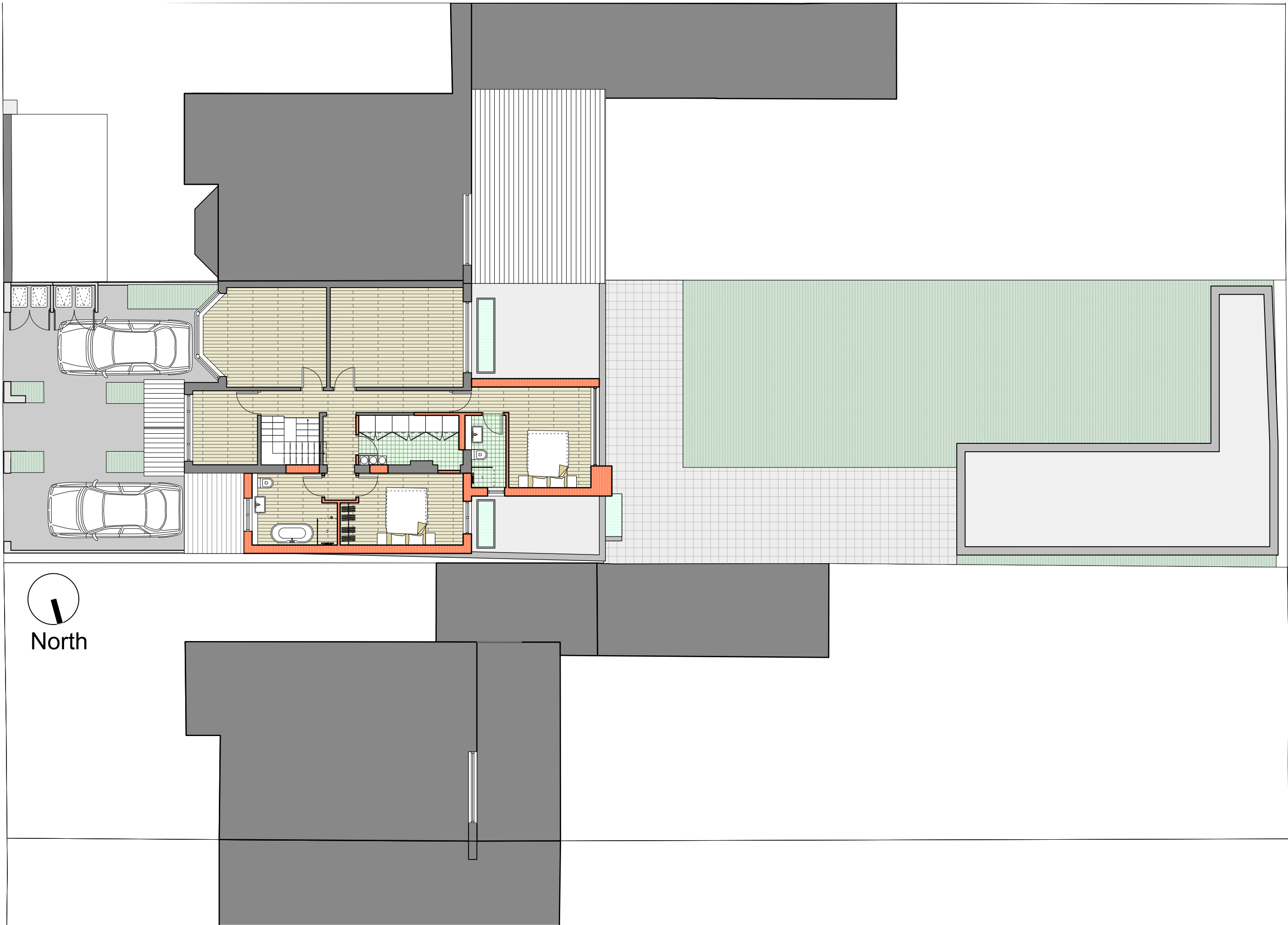


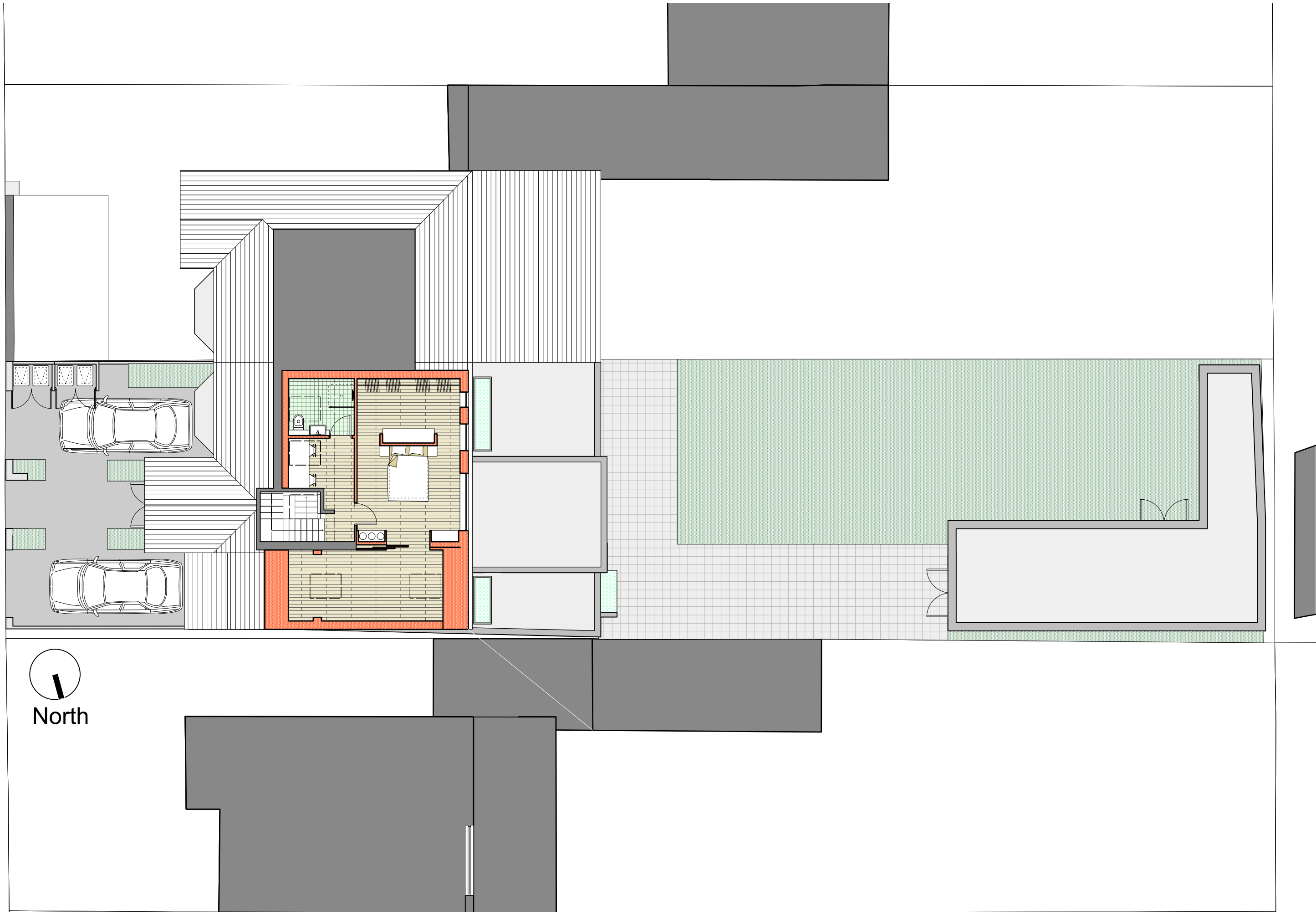
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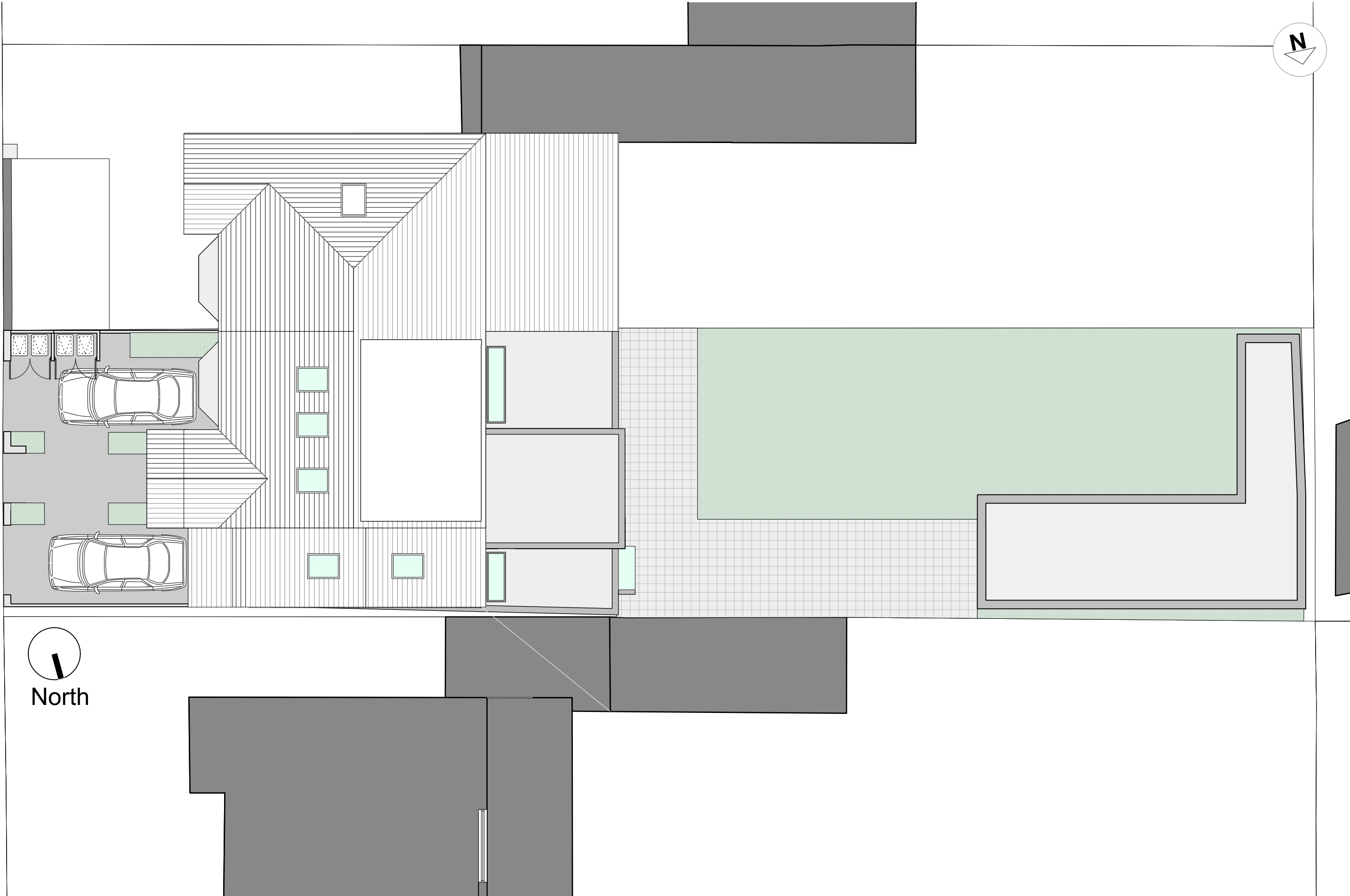


North

Revision Notes







North



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Revision Notes

Project Title

276 Withington Road

Date

09.08.23

Drawn By

MD/MP1:125

Scale @ A3

Drawing Title

Proposed Roof Plan

Job Number

555

Status

• -

Drawing Number

204

Revision

• A

- 1

New Roof Tiles to Match Existing
- 2

New Render to Match Existing
- 3

New Brickwork to match existing
- 4

New Windows to match existing
- 5

New Roof Lights to match existing
- 6

Opaque Glass
- 7

Tranluscent Glass - Rated 2
- 8

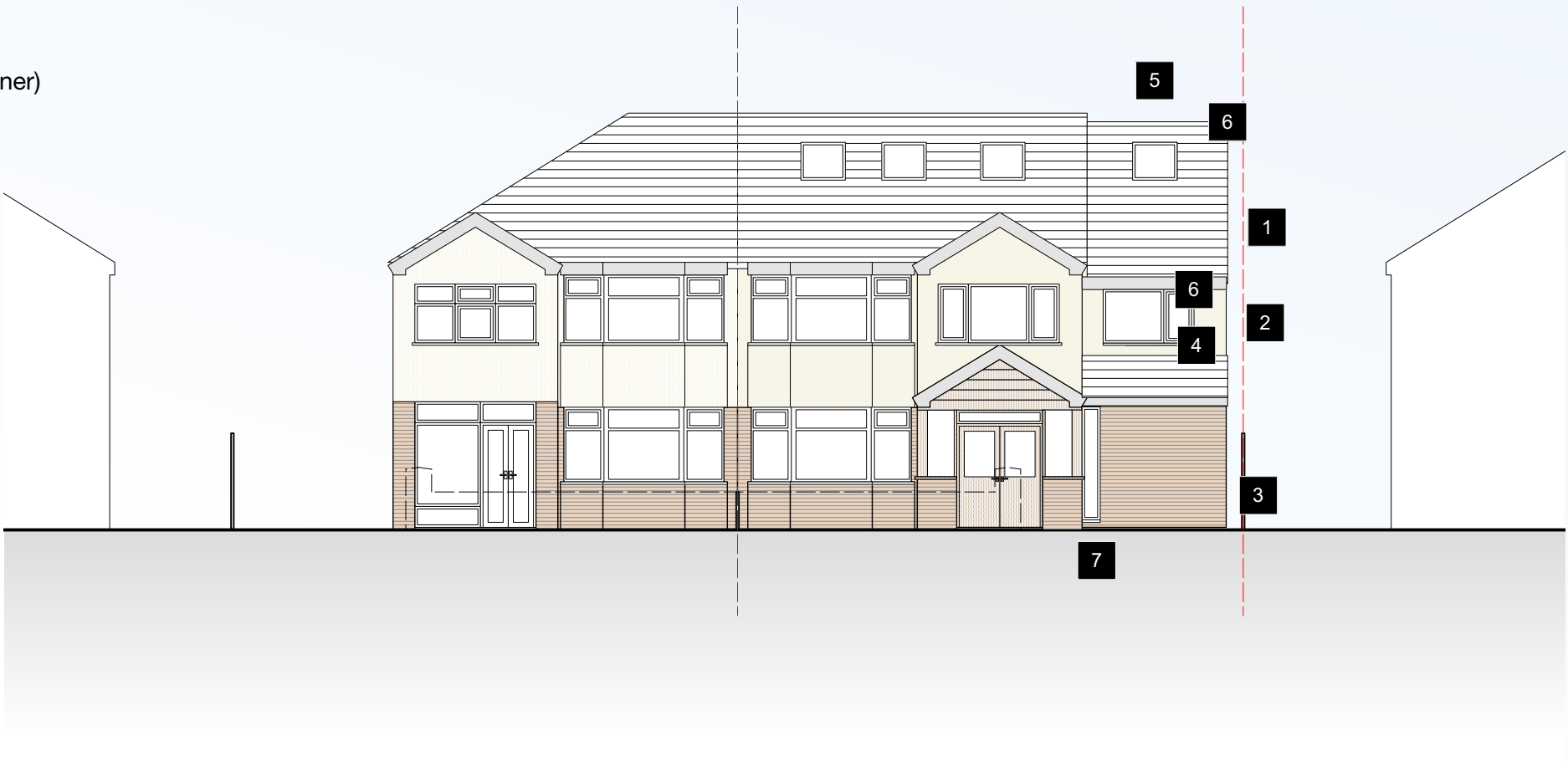
Hortizontal Timber Boards (thicker) Cedar Cladding
- 9

Grey Frames
- 10

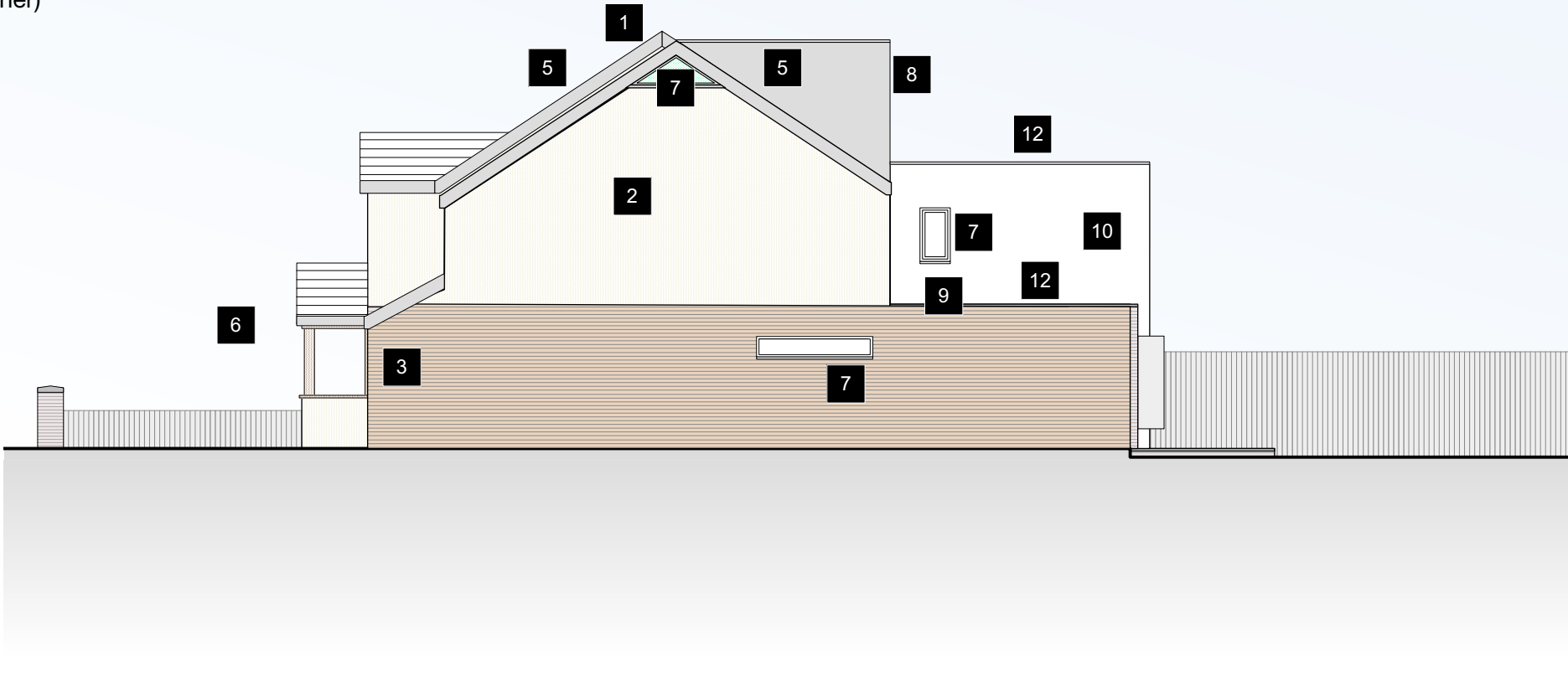
White Render
- 11

Cedar Cladding (vertical strips - thinner)
- 12

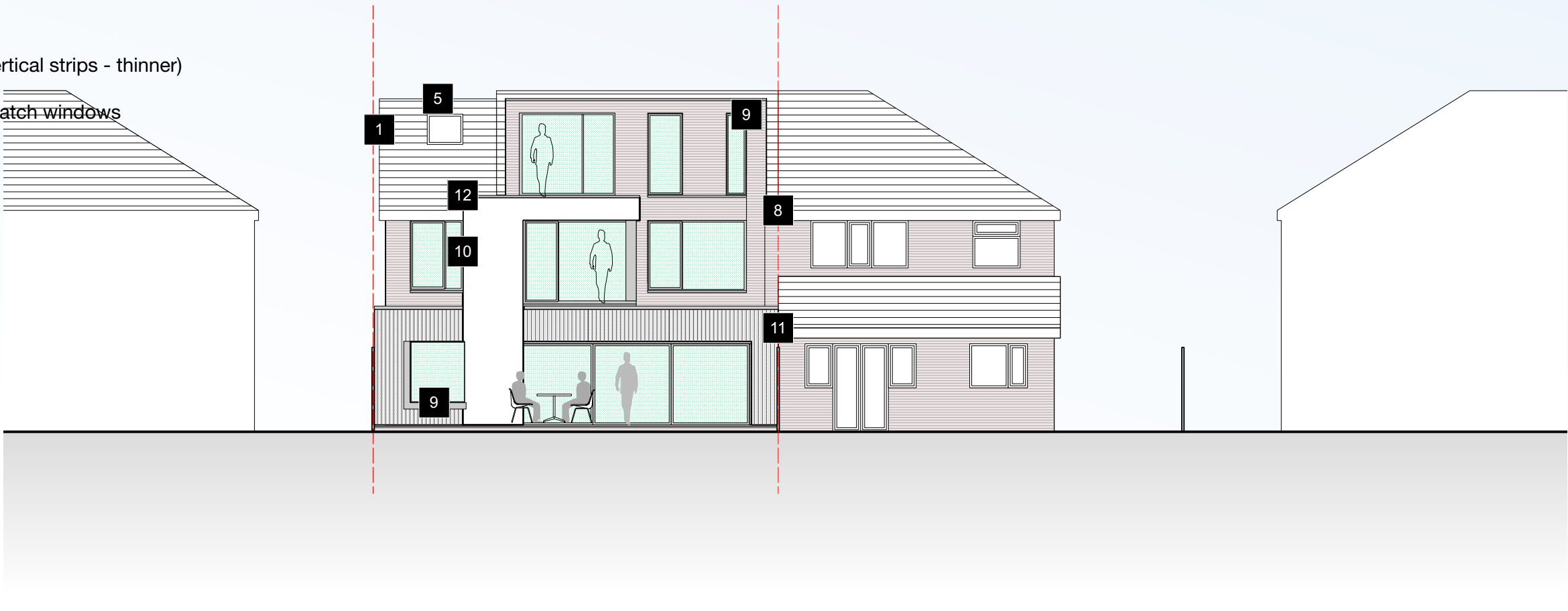
Grey Capping to match windows



- 1 New Roof Tiles to Match Existing
- 2 New Render to Match Existing
- 3 New Brickwork to match existing
- 4 New Windows to match existing
- 5 New Roof Lights to match existing
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