

Plan:8 Town Planning Ltd

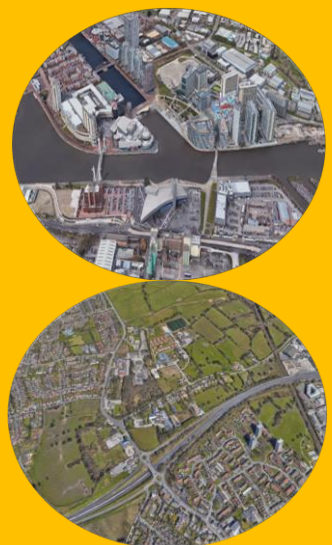
## Planning Support Statement

Proposal: Erection of extensions to the existing dwelling

Site Address: 7 Endon Drive Chorlton M21 7TE

February 2024

Prepared for Sean Buckley



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REGISTERED IN ENGLAND COMPANY NO. 06279898

## **Planning Statement: 7 Endon Drive Chorlton M21 7TE**

Proposed Development: Erection of extensions to the existing dwelling. Extensions involve two storey extensions to both sides and to the rear. In addition, single storey extensions are proposed to the rear and to the side.

### **Introduction**

- 1 This Statement details the design and accessibility of the proposed development in addition to the principle of development.

### **Site Description & Proposed Development**

- 2 The site is rectangular in shape and is positioned at the head of Endon Drive. The plot and house are on the northern end of the cul-de-sac; there is a front garden comprised of block paving from the existing pavement crossover with driveway leading to an integral garage. There are also mature shrubs laid to the right-hand side. The house sits in the centre of the plot when viewed from Endon Drive, but the side garden extends significantly to the right hand (east) side forming a very wide plot, around 60 metres in width, with most of the plot not visible from Endon Drive.
- 3 The property is a detached two storey dwelling with hipped roofs and projecting two storey bay feature. There is an existing single storey extension to the left-hand side.
- 3 Endon Drive is a suburban residential street with houses to both sides. The street has a predominance of two storey properties; four are semi-detached (in two pairs of semis) and there are three detached houses, including number 7 which is at the head of the cul-de-sac. Number 7 is positioned facing along the length of the cul-de-sac. The houses to either side are detached and are angled toward the head of the cul-de-sac. Houses in the area are finished in a mixture of red brick and hanging tiles to the bays. To the north of the site is a large tree lined boundary which sits above the embankment down to the Fallowfield Loop.
- 4 The application site forms the current detached dwellinghouse and gardens to the front, rear and extensive side garden. The site is glimpsed from Endon Drive.

- 5 Many other houses in the area have benefited from 2 storey side and/or either 2 storey rear extensions including 3, 5, 6 and 4 Endon Drive. The images below show Endon Drive and surrounding houses, the application site is edged red.



- 6 As can be noted above neighbouring houses have been significantly extended in the past. It can also be noted that the site is enclosed with limited views of the sides and rear of the house.
- 7 The current proposed extensions will see two-storey side extensions being built on the left-hand side, rear and right-hand side of the house. The left-hand side extension involves the ridge being extended, at a right angle to the existing, and the roof form being copied with hipped roof above the two-storey side, the roof pitch being the same as the existing. There will be a gap to the

common boundary of 2 metres from the two-storey side extension. The rear two storey extension has a gabled roof form. The two-storey extension to the right-hand side will have a flat roof, below a parapet and at its closest to the neighbouring common boundary will be 1.5metres however this is only from the corner of the extension. Both the two side storey extensions have been set back behind the front elevation by over 4 metres allowing the existing front elevation to be legible and to ensure the extension are subordinate when viewed from the street.

- 8 The single storey extension to the right-hand side will project into the long side garden from the two-storey flat roof extension. This single storey element is semi-circular on plan form and has a flat roof. The extensions will extend into the garden, however, the 45degree line from the closest window in the front and rear elevations of the neighbouring houses will not be breached. There are two first floor windows to the side of number 6 however the depth of the two-storey extension does not interfere with light or privacy from these windows.
- 9 The design of the house as extended will see hipped sloping roofs to the sides apart from the right hand side, the setback of the right hand side extension will mean it will remain subordinate. The roof form is altered from the existing, but the height of the roof will not be increased. The size and shape of the windows will retain a vertical emphasis. The forward and rear building lines of the street are to be respected. The building lines do vary along the street, the proposal would not look out of context. The proposed materials, detailed on the submitted plans, are of high quality.
- 10 There are several examples of similar house design that have been built in the local area. The materials are intended to be brick, tile, render and tile hung roof. The proposal will have a suitable form when considered in the context of the character of the area.

## Policy

- 11 For the purposes of considering the current proposals, the development plan consists of The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. In addition with regard to the Unitary Development Plan Saved Policies large elements of the UDP have been superseded by the Core Strategy but there are applicable policies relevant to the determination of this application. Also, the National Planning policy framework (NPPF) is relevant. The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.
- 12 The Core Strategy is the key document in Manchester's Local Development framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).
- 13 The following UDP saved policies are of relevance in the consideration of this application: DC1.1, DC1.2, DC1.3 and DC1.4.
- 14 DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
  - a. The general character of the property;
  - b. The effect upon the amenity of the neighbouring occupiers;
  - c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
  - d. The overall appearance of the proposal in the street scene;
  - e. The effect of the loss of any on-site car parking.
- 15 DC1.2 states that 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 original buildings);
- b. They do not create 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 scene by virtue of design, use of materials or construction 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.

16 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;
- 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).

17 DC1.4 relates to considering proposals for 2-storey side extensions, the Council state they will have regard to the general guidance above and to supplementary guidance. In particular, the Council 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.

- 18 As part of DC1.4 the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 5 ft between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.
- 19 The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was Adopted in April 2007. The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.
- 20 In terms of Places for Everyone given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given some weight in the planning balance. The following policies are relevant: i.JP- S1- Sustainable development.
- 21 The NPPF sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11). Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective; b) a social

objective and c) an environmental objective. The following specific policies are considered to be particularly relevant to the proposed development: i. Chapter 8. Promoting healthy and safe communities. ii. Chapter 12. Achieving well-designed and beautiful places.

## **Evaluation**

- 22 The policies generally seek to ensure that development respects the surroundings within the existing urban area. Policies also function to ensure future sustainability. The site of the dwelling is previously developed and is in sustainable location within an existing residential urban area. The site is close to shops, services, parks, employment and schools. The development proposed to extend the house for residential use is considered appropriate in principal when assessed against planning policies, subject to the scale design and impact upon residential amenity being suitable.
- 23 In terms of two storey side extensions policy DC1.4 of the UDP requires that domestic extensions are subservient to the main house, do not cause a terracing effect and should provide a 5ft gap to the shared boundary. The criteria are stated in the main to avoid any terracing effect and to ensure that subservience to the original dwellinghouse is achieved. The main aspect with the policy is to avoid terracing. The layout of the site and juxtaposition with neighbouring houses means that two storey side extension to both sides will not create a terracing effect. The siting of each two-storey side back well behind the forward building line means that the extensions are subservient to the original dwelling. The scheme staggers the built form sufficiently to ensure the proposal is viewed as a subservient feature. As such, the form of this element is acceptable, pursuant to Policy DC1.4 of the UDP.
- 24 The surrounding area is mainly residential in character; indeed, the site is allocated within a predominantly residential area. Houses within the streetscene are mainly two storeys and most have been extended including those closest to the subject property.
- 25 The proposed extensions will still mean that the house as extended will be located within the centre of the plot, when viewed from the street, and provides sufficient space to both boundaries when assessed against policy

which requires 1.5 metre to the boundary. The proposal will exceed the required distance to both boundaries. Furthermore, the site is splayed and widens further back into the plot and the proposed house will sit comfortably within the plot with appropriate space to each side. The proposal, as shown in the submitted architectural package, shows the house as proposed to be extended will be suitable in context of the site and surroundings. The height, width, and depth of the proposed is proportionate to the site and surroundings.

- 26 The space to the front of the site will remain unchanged and will function in the same way that it does now. In response to DC1.3 and flat roof 2-storey extensions we note that the proposed two storey side extension is set behind the front elevation by 4.3 metres. The models developed by the architect shows that the two-storey flat roof extension will not be legible from the highway, extracts are shown below.



1 VIEW OUTSIDE DRIVEWAYS OF NUMBERS 5, 7 & 6 ENDON DRIVE



2 VIEW OUTSIDE DRIVEWAY OF NUMBER 6 ENDON DRIVE



3 VIEW OUTSIDE DRIVEWAY OF NUMBER 5 ENDON DRIVE  
LOOKING TOWARDS FRONT DOOR OF NUMBER 7



4 VIEW OUTSIDE FRONT DOOR OF NUMBER 7 ENDON DRIVE

- 27 The reason for policy DC1.3 states: *“Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing*

*with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria”.*

- 28 In following this reasoning it is wholly appropriate to consider that in this case the amenities of neighbours are respected. The proposed house does not compromise privacy distances; the 45-degree line is respected. In addition, the design of the proposal ensures a suitable relationship. We consider that the proposal complies with the amenity related policies of the local plan.
- 29 The front and particularly rear/side gardens are sufficiently spacious when assessed against the policy criteria and the context of the surrounding area. The application proposes a rear garden area larger than the accepted minimum guideline area; the proposal will have a rear garden area suitable to the size of dwelling proposed.
- 30 The proposed extensions are designed by RIBA architects. The extensions most visible from the street are designed to reflect the parent dwelling, the left-hand side extensions, have similar roof to the parent dwelling. The extension to the right-hand side extends into the extensive side garden which is hidden from public view by the set back and position within the plot. Views from outside the application site of the flat roof are limited. Although views of the right hand side extension are limited we consider that the form and detailed design of this extension embodies creativity and a very high standard of design. When the individual merits of the proposal is reviewed the extension should be supported.
- 31 In terms of character of the area the applicant in drawing up proposals has had regard to policy guidance within MCC policy and policy from the NPPF. We feel the size of the proposed extended dwelling is comparable to the site and to the wider area. The proposal accords with the Council’s adopted design guide as the proposal responds positively to and accords with the character of the area.
- 32 The proposal will result in a dwelling with high energy efficiency based on the most up to date requirements from the building regulations. In terms of biodiversity the applicant would intend to provide bat and bird (swallow and sparrow) boxes. The application proposal is in a residential area near public

transport links, employment, leisure, shopping, open space and parks. The extended dwelling will look suitable in the street scene and is of a similar size and scale to other houses locally. The proposed extensions will result in a well-designed house that enhances the site and the immediate setting. There are no adverse impacts of approving this application and in accordance with the development plan and the NPPF we respectfully request that planning permission is granted.

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