

D A V I D Y O U N G A R C H I T E C T
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Date: 09 January 2024
Project: **Coatsworth**

Planning Statement

for

Erection of a two storey side extension with rooms in roof and a rear dormer. Installaton of roof-lights.

at

12 Willoughby Avenue Didsbury Manchester M20 6AS

INTRODUCTION

The property is a semi-detached dwelling with a single storey side and rear extension.

PROPOSED REAR DORMER

It is appreciated that in itself the rear dormer is Permitted Development not requiring planning consent.

- Property is not in an area of any special planning status.
- The dormer is located on the original house and not any extension.
- Dormer will be on the rear face of the roof.
- The dormer will not be higher than the highest part of the original roof.
- Volume of the dormer will be less that 50m3.
- Rear elevation will be inset more than 200mm from the edge of the existing roof.
- Materials will match the roof of the existing house.
- No windows in any side elevation of the dormer.
- The works do not comprise the provision of a veranda, balcony or raised platform.
- The works do not comprise the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

PROPOSED FRONT ROOFLIGHTS

It is appreciated that the front facing roof-lights are also Permitted Development not requiring planning consent.

PLANNING POLICY

The design of the extension follows a common style found in streets of semi-detached properties in Salford.

The frontage of the extension at both ground and first floor is set back 1.0 metre from the house frontage in accord with policy HE8 (picture 9.2) in order to avoid 'terracing'.

At the rear the first floor of the extension projects no further than the rear elevation of the original house.

The single storey rear extensions at ground floor are compliant with policy HE5 because of the extant neighbouring extensions at No 14 and No 18.

The rear of this row of houses face south and therefore there will no adverse effect on the enjoyment of the south facing gardens.

CONCLUSION

The design comfortably falls within planning policy and does not adversely affect the amenity of neighbouring properties. In conclusion it is considered that the application ought to be granted consent.