

## **Supporting Statement**

Proposal: Part retrospective application for a single storey side extension with associated brick piers & roof ledge/canopy.

Site Address: 1 Meldon Road, Manchester M13 0TZ

Doc. Ref 2316\_SD01

Date: November 2023

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## 1.0 INTRODUCTION

Site Address: 1 Meldon Road, Manchester M13 0TZ

Proposal: Part retrospective application for a single storey side extension

### 1.1 Background Information

This brief document has been prepared by on behalf of the owner of the above site/property. It is understood that an Enforcement Notice was issued, relating to previous development on the site with respect to a single storey side extension deemed to have not complied with relevant consented schemes.

Following initial Enforcement Notice, the owner cooperated by reducing the main footprint back to similar width to the consented scheme. For structural reasons , a colonnade of brick piers and a roof overhang/ledge was retained. The owner emphasises that by reducing the footprint they are not gaining additional floorspace and the retaining of the piers/roof ledge is simply to minimise structural implications. In addition to this, the owner states that the presence of the colonnade/built form prevents previous issues of fly-tipping and loitering.

Although the owner cooperated and carried out works as described above, it is understood that the Local Planning Authority LPA were not satisfied as they had concerns regarding the remnants of larger extension previously built, in particular the colonnade and roof overhang/ledge and its perceived impact.

### 1.2 Recent & Relevant Planning History

The site has a relatively extensive planning history; below are recent and relevant applications/ enforcements references:

- |                 |                                                                                                                                                                                                                                  |                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Application No: | 117552/FO/2017                                                                                                                                                                                                                   | Withdrawn/ November 2017         |
|                 | Proposal: Part retrospective application for erection of single-storey side extension to create 2no. office units and 1 no. shop unit (Class A1/2).                                                                              |                                  |
| Application No: | 118825/FO/2018                                                                                                                                                                                                                   | Approved/ June 2018              |
|                 | Proposal: Erection of a single storey side extension to provide additional retail and ancillary office floorspace, class A1                                                                                                      |                                  |
| Application No: | 123187/FO/2019                                                                                                                                                                                                                   | Refused/ June 2019               |
|                 | Proposal: Erection of single storey side extension to provide additional retail space (Class A1) with associated ancillary office floorspace.                                                                                    |                                  |
| Enforcement:    | On 29 May 2019 the Council served an Enforcement Notice requiring the demolition of the unauthorised single storey side extension or its modification to comply with the side extension approved under reference 118825/FO/2018. |                                  |
| Application No: | 128006/FO/2020                                                                                                                                                                                                                   | Declined to Determine/ Nov. 2020 |
|                 | Proposal: Retrospective application for the retention of a canopy with associated brick pillars to the side of the property                                                                                                      |                                  |

## 2.0 PROPOSAL SUMMARY

The owner of application site acknowledges that time has lapsed since last intervention but is currently ready to carry out works and is taking the opportunity to send their proposals to the LPA for feedback prior to submitting a formal planning application to regularise the works. These proposed works will address the concerns regarding the perceived massing form Meldon Road and also from junction/corner of Meldon Road and Birchfields Road.

The proposals comprises: removal of the end pier and roof overhang fronting Meldon Road. This change will reduce the perceived massing view from Meldon road and will be similar to the consented scheme elevation. The amended set-back of the colonnade and roof overhang from site frontage to Meldon Road will also reduce the visual impact from the corner or Meldon Road / Birchfields Road Junction. The proposed changes from what is currently on site is highlighted below.



Street View from Meldon Road (current site arrangement)



Corner View from Junction (current site arrangement)

### **3.0 DECLINING TO DETERMINE APPLICATIONS**

Section 70 (70a, 70b, 70c) of the Town and Country Planning Act 1990 allows the LPA to potentially 'Decline to Determine' certain applications. Section 70 subsections are not prescriptive in its wording, thus allows certain judgement and discretion of the LPA in deciding if a an application is 'similar' to any previously and relevant applications or development that is subject of an Enforcement Notice.

The applicant anticipates that the LPA will acknowledge that the application scheme is different from the scheme relating to the enforcement notice or previous and relevant refused schemes.

### **4.0 CONCLUSION**

It is anticipated that this document has illustrated that the applicant/owner of the application site is proposing a practical approach which reduces the visual impact of the proposed development in particular to the frontage and corner/junction.

This proposal will retain structural stability of the already constructed extension yet reduce its primary footprint to that which has previously been approved and an external massing that is sensitive to the context.

The applicant kindly requests the LPA to receive and process this application in a positive manner and subsequently grant planning approval.