SUPPORTING STATEMENT

Site: 77 Birchfields Road, Manchester M13 0XX

Proposal: Part retrospective application for erection of a part single-storey, part two-storey side/rear extension and hip to gable roof alteration and installation of a rear dormer.

Document Ref: 2305_SS01

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1.0 Introduction

This document has been prepared on behalf of the applicant and is to be submitted to provide additional information and in support of a full planning application for a proposed development at 77 Birchfields Road, Manchester M13 0XX. The planning application submission is for:

"Part retrospective application for erection of a part single-storey, part two-storey side/rear extension and hip to gable roof alteration and installation of a rear dormer"

2.0 The Applicant & Personal Circumstances

The proposed extension and alterations to the property is necessary for health reasons as the applicant's partner has multiple sclerosis. This can cause a wide range of symptoms and affect any part of the body. Each person with the condition is affected differently. However, one main symptom is fatigue.

To help with this condition it is necessary to provide solutions to relax the muscles and one way to achieve this is to provide sunlight. Therefore, the spaces and specific rooms proposed is necessary for the applicant to be able to relax in an area, which is going to achieve significant levels of sunlight. The health benefits of the additional specific rooms, will stop relapses of MS and extend life expectancy of the applicant.

The stress associated with the Enforcement and subsequent continued engagement with the LPA without any positive outcome is having implications on the mental and physical well-being of the applicant and their partner; who is already suffering from a serious illness.

It is anticipated that the LPA in this instance will carefully review this application and also give weight to Policy DC1.5 *(saved Unitary Development Plan policies)* which requires LPA's to make considerations and exemptions to relevant planning policies.

Policy DC1.5 states:

"The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes".

3.0 Background & Planning History

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

Application No:	125479/FH/2019 Approved/ January 2020
Proposal:	Erection of a single storey side extension, hip to gable roof alteration and installation of a rear dormer to create additional living accommodation.
Enforcement:	ENF/15154/FH/21 Enforcement Notice / June 2021 "Without planning permission, the erection of a part ` single-storey, part two-storey side/rear extension."
Application No:	130364_FH_2021 Refused/ July 2021
Proposal:	Retention of part single storey, part two storey side/rear extension with balcony to provide additional living accommodation.
Application No:	131152/FH/2021 Approved/ September 2021
Proposal:	Erection of single storey and part two storey side extension and single storey rear extension to provide additional living accommodation.
Application No:	134157/FH/2022 Decline to Determine / December 2022
Proposal:	Erection of a part single-storey, part two-storey side/rear extension.

4.0 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. Refused app. 130364_FH_2021 is in principle similar to the Enforcement Notice ENF/15154/FH/21 relates to.

Enforcement Notice ENF/15154/FH/21 highlighted objection primarily to the two storey side extension. The objections raised was not the principle of a two storey extension but rather as stated in the notice ' the roof forms and the extent/size of the two storey element. The notice states:

"its proximity to the boundary with the properties on Meldon Road, together with the projection, size, scale, bulk and massing of the proposal, is considered to have an overbearing impact and creates an intrusive feature in the form of expanse of brickwork along this boundary, to the detriment of the residential amenity and privacy to the occupiers of properties at numbers 3 and 5 Meldon Road."

"The flat roof design of the first floor extension is considered to be out of character with the pattern of development found within the area and results in an incongruous and visually obtrusive feature on the rear elevation of the property, to the detriment of the general character of the existing property and the visual amenity of the area within which it is situated."

The application scheme is significantly different to development relating to the Enforcement (current site arrangement) and are highlighted below:

- The roof form of the two storey side extension of application scheme is pitched & hipped in comparison to the flat roof currently on site (subject of Enforcement Notice). This reduces the perceived massing and roofscape is in-keeping with the immediate context.

- The length of the two-storey side extension of application scheme is significantly less compared to that currently on site (subject of Enforcement Notice). The proposed two storey extension will extend beyond rear wall of host house by only 3.65m; this distance aligns with MCC guidance on residential extensions and policy DC1.3 which states "*the Council will not normally approve: a. rearward extensions greater than 3.65m (12 ft) in length*".

  Application scheme incorporates a 'hip to gable' roof alteration with rear roof dormer. (Thie size / configuration is per planning approval 125479/FH/2019)

5.0 Conclusion

It is anticipated that this document has illustrated that the application scheme is necessary for the applicant's partner and their health needs. It is also envisaged that the LPA will note that the key concerns raised previously in particular the flat roofs and length of the extension has been addressed albeit compromising to an extent on the internal accommodation needs of the applicant.

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