



Single storey rear extension

10 Upton Street, Manchester, M11 1PL

Planning Statement

Application Site

The property is a two storey semi-detached dwelling within the settlement boundary of Manchester. It forms part of new development that was granted planning permission in 2006. The property is built with bricks, a dual pitched roof tiles and uPVC windows. It is set back from the public highway and not within a conservation area or listed.

The surrounding is predominantly residential with a good walking distance to bust stops. The surrounding properties consist of semi-detached properties with similar design, scale and style.

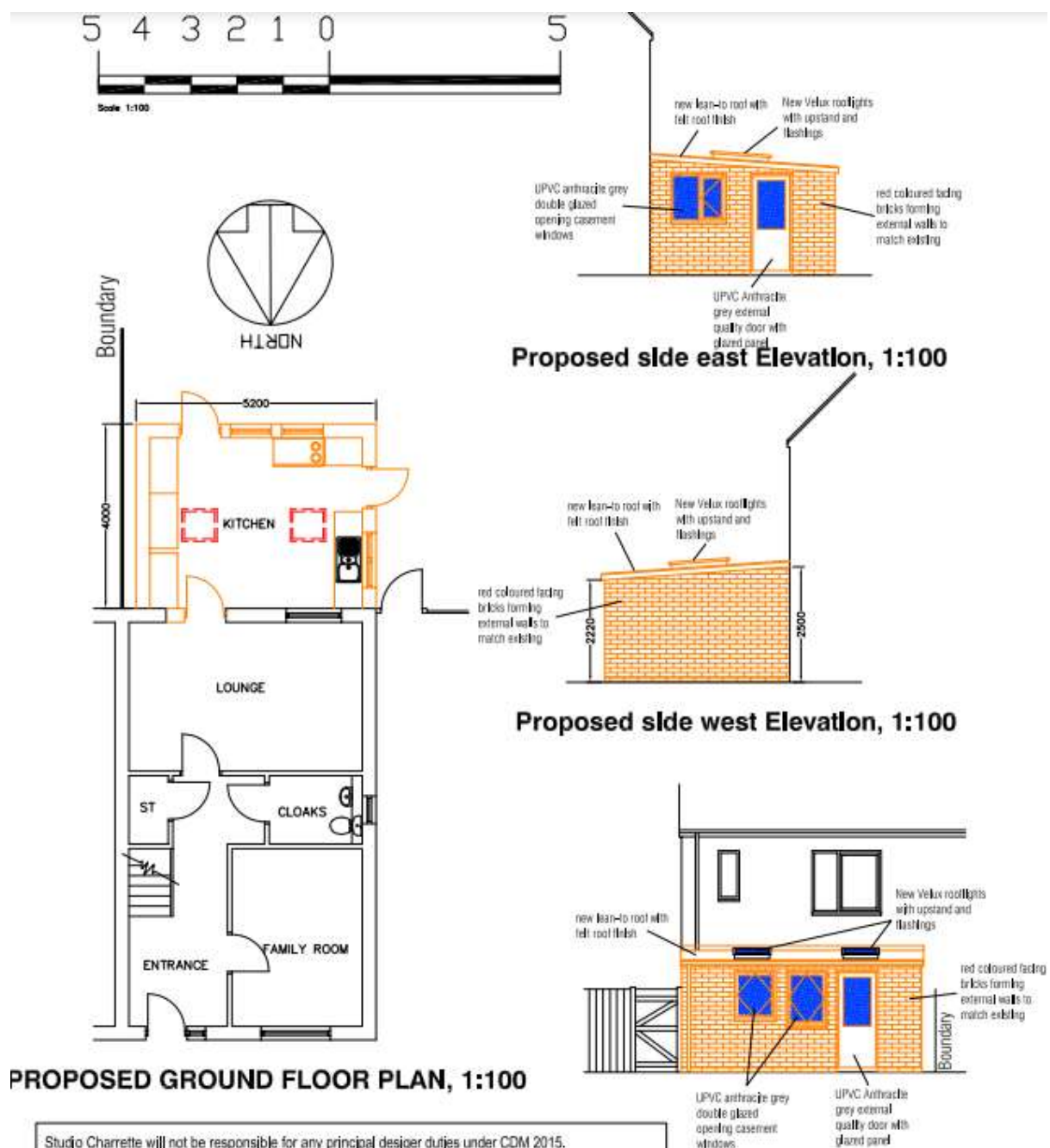
Figure 1: Site Location Plan



The Proposal

The proposal is for a single storey rear extension measuring 4 metres in depth and 5.2 metres width. It has a mono pitched roof with 2 no roof lights. The extension has an overall ridge height of 2.5 metres and is constructed with red facing bricks and anthracite grey uPVC windows. The extension follows the demolition of the existing rear porch.

Figure 2 proposed elevations



Planning History

080076/00/2006/N2

Outline Application for the redevelopment of the Toxteth Street Neighbourhood area, comprising the erection of a maximum of No.432 residential dwellings and means of access, with the maximum building heights of three storeys. Erection of extension to St Peters R.C High sports hall (156sq.m) and provision of three all weather pitches, multi sport area, associated landscaping and 30 parking spaces. New public open space and public realm works. Provision of new highway network with access points from Fairfield Road, Ashton Old Road, and Peel Street. Associated car parking

Approved on Mon 30 Oct 2006

Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021)

National Planning Practice Guidance

Manchester Core Strategy Development Plan Document 2012 -2027

Policy SP1 – Spatial Principles

Policy EN1 – Design Principles and Strategic Character Area

Policy DM1 – Development Management

Unitary Development Plan

Policy DC1 – Residential Extension

Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has 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):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is for a single storey rear extension of minor scale within the curtilage of the domestic property. The proposal is considered to be appropriately related to its site, surroundings and the existing house and the site has no major constraints. On balance, the principle of development is considered to be acceptable.

The National Planning Policy Framework (2021) paragraph 130 requires that development need to contribute towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to the local character. Innovation should not be prevented but development should ass to the quality of an area whilst providing a high stand of amenities for existing and future users.

Policy EN1 (Design Principles and Strategic Character Areas) states that opportunities for good design to enhance the overall image of the City should be fully realised to reinforce and enhance the local character and context of the development site. Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed.

The proposal is for a single storey rear extension measuring 4 metres in depth and 5.2 metres in width. It has a mono pitched roof with 2no roof lights. The roof lights do not go beyond 0.2 metres of the roof slope and therefore have no material change to the dwelling. The extension has an overall ridge height of 2.5 metres and is constructed with red facing bricks and anthracite grey uPVC windows. The extension follows the demolition of the existing rear porch. The extension is of a simple elevational form and incorporates well into the existing dwelling in terms of design and the use of materials. The extension is considered appropriate and subservient to the host dwelling. It is not viewable from the public highway and therefore the character of the area and appearance is acceptable. It replaces the existing rear extension and does not have any significant impact on the amenity space.

Policy DM1 (Development Management) states that all development should have regard to the impact on the surrounding areas and the effects on amenities. The extension projects to the rear with a mono pitched roof with appropriate height which integrates well at the rear. It does not result in overdevelopment or overbearing on other neighbouring properties due to its relationship to the neighbouring properties and the host dwelling. The extension extends approximately 0.5 metres from the eastern boundary of the site reducing any domineering or harmful outlook on the occupiers of the adjoining properties or any overshadowing or loss of light. There is no impact on adjoining properties in terms of noise, odour, disturbance or visual intrusion. Overall, it is considered that the proposed

development would not provide a significant impact on the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

There is no increase in the number of bedrooms as a result of this proposal and therefore the proposed development would not impact highway safety, parking, and layouts or cause any traffic issues. The development site is located within an urban settlement in close proximity to local bus routes (Gransmoor Road Bus Stop). There would be no consequential impact on the operation of the highway.

The development would make efficient use of land, paragraph 124 of the NPPF (in part) states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining the areas prevailing character and setting (including residential gardens) or of promoting regeneration and change.

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties or the character and appearance of the surrounding street scene. The proposal is unlikely to have any detrimental impacts It comprises a sustainable form of development that is entirely consistent with the policy aims at national and local levels. The benefits of the scheme, therefore, meet the principle in the NPPF to improve the economic, social, and environmental conditions of an area through sustainable development.

In summary, the development constitutes appropriate development in the location and conforms to all applicable planning policies.

Conclusion

Following a review of the applicable policy for this application and all material considerations, it is our professional view that the development is in compliance with all applicable policies above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidance of the NPFF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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