

PLANNING STATEMENT DOCUMENT

Proposal: 'Erection of a part single, part two storey rear extension and a two storey side extension to provide additional living space.'

Location: 13 Olney Avenue, Manchester, M22 8AB

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1.0 Introduction

This document has been prepared to accompany and support a part retrospective planning application for proposed development at 13 Olney Avenue, Manchester, M22 8AB. The proposals are for *'Erection of a part single, part two storey rear extension and a two storey side extension to provide additional living space.'*

For the purposes of this document, the current application we are seeking consent for will be referred to with the term 'application scheme'.

1.1 Background

There have been numerous planning applications previously submitted by the applicant or their representative. The planning applications (and enforcement notice) particularly relevant to this application is listed below:

App.125485/FH/2019; Approved March 2020

(This approved scheme is similar to the application scheme)

App.126873/FH/2019; Refused July 2020

(Appeal A – Appeal Ref: APP/B4215/D/20/3258882; Appeal Dismissed February 2021)

App.128079/FH/2020; Refused November 2020

(Appeal B – Appeal Ref: APP/B4215/D/20/3264718; Appeal Dismissed February 2021)

Enforcement Notice **ENF/15485/22** Issued November 2022

2.0 Comparison to Refused Scheme App.126873/FH/2019

The local authority at first glance maybe of the opinion that the application scheme is 'similar' to previously refused planning application App.126873/FH/2019. However, the application scheme is not 'similar' but has significant differences. In addition to this we would also like to highlight some relevant statements from the Appeal Decision.

App.126873/FH/2019

The scheme has a 'dog-leg' shape side extension, which extends out from the existing gable by maximum **6.2m** and is also reflected on the first floor extension.

The single storey and two storey element of the rear extension extends out from existing rear wall by **3.4m**. The roof design over the two-storey side/rear extension is generally isolated from the host dwelling.

Regards to the rearward projection of 3.4m; In the Appeal Decision (para.16), the Inspector states:

'I find the increased rearward projection of this scheme to be modest, especially, when compared to that already approved. In any event, in the absence of any substantive evidence to the contrary, I find that the distance maintained between the scheme and No's 43 and 45 would be sufficient to prevent any significant harmful effects to their occupiers' living conditions, including the use of their rear gardens'

Regards to roof design; In the Appeal Decision (para.10), the Inspector states:

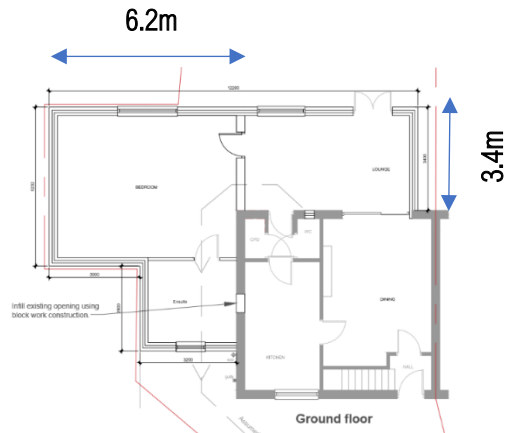
'The adverse visual effect of the scheme would be accentuated through the roof design over the two-storey side/rear extension and the lack of integration with the host dwelling.'

Application Scheme

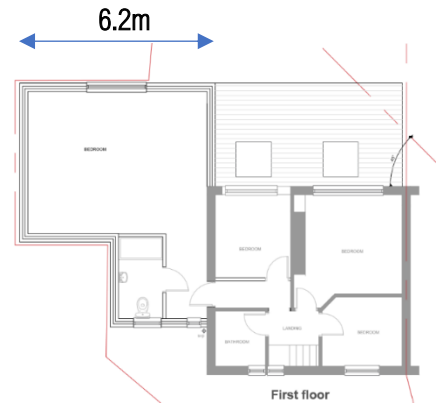
The application scheme has a uniform rectangular shape side extension (unlike the 'dog-leg' shape in App. 126873/FH/2019) and extends out from the existing gable by maximum **3.23m** (compared to 6.3m in App. 126873/FH/2019) and is also reflected on the first floor extension. The extent of the side extension therefore circa.3m less on both ground and first floor; the corresponding reduction in massing must be taken into account.

The rearward projection of the application scheme **3.4m**; this is same as in App.126873/FH/2019. However as stated in para.16 of the appeal decision (see above); this element of the design and distance maintained with neighbour's is considered to be sufficient to prevent any significant harmful effects to their occupiers.

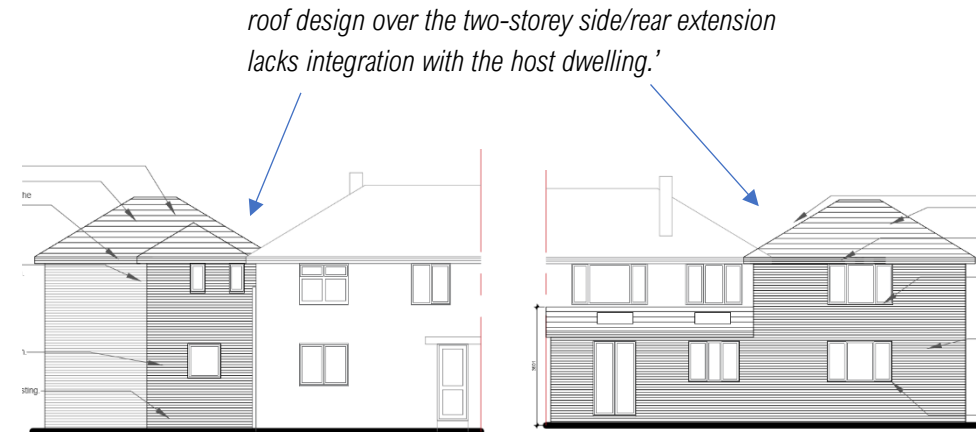
The roof design over the two-storey side/rear extension is well considered and integrated with the host dwelling therefore addresses the matter as raised in para.10 of the Appeal Decision.



App.126873/FH/2019 – Ground Floor



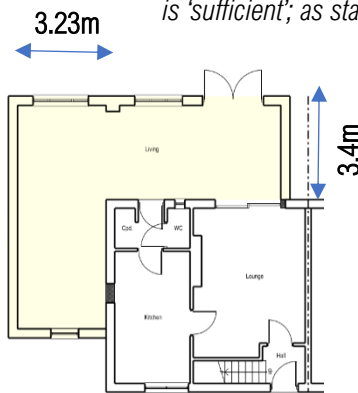
App.126873/FH/2019 – First Floor



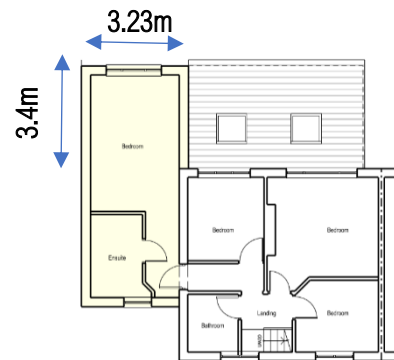
App.126873/FH/2019 – Front Elevation

App.126873/FH/2019 – Rear Elevation

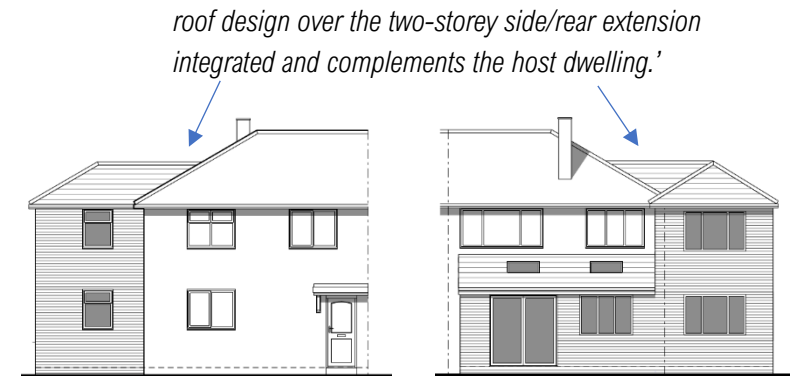
Rearward projection is 3.4m. Distance maintained with opposite neighbours is 'sufficient'; as stated in appeal decision for App.126873/FH/2019



Application Scheme – Ground Floor



Application Scheme – First Floor



Application Scheme – Front Elevation

Application Scheme – Rear Elevation

3.0 Comparison to Refused Scheme App.128079/FH/2020

The local authority at first glance maybe of the opinion that the application scheme is 'similar' to previously refused planning application App.128079/FH/2020. However the application scheme is not similar but has rather significant differences. In addition to this we would also like to highlight some relevant statements from the Appeal Decision.

App.128079/FH/2020

The scheme has a 'dog-leg' shape side extension, which extends out from the existing gable may maximum **6.2m**; this shape is also reflected on the first floor extension however at first floor it extends out by maximum. **3.93m**. The single storey and two storey element of the rear extension extends out from existing rear wall by **3.4m** The roof design over the two-storey side/rear extension is generally isolated from the host dwelling and has introduction of small pitched and hipped roofs.

Regards to the rearward projection of 3.4m; In the Appeal Decision (para.18), the Inspector states:

'In my assessment of Appeal A, I have concluded that the scheme would not result in any harmful implications to the living conditions of neighbouring occupiers. This scheme is reduced in scale and massing, when compared to Appeal A and the scheme would project no further forward, towards No's 11, 43 and 45. Therefore, I conclude that the reductions proposed in this scheme, especially at first-floor, would further reduce the impact of the development on the living conditions of neighbouring occupiers. Additionally, this scheme does not introduce any new features that would detract from my overall findings on Appeal A.'

Regards to roof design; In the Appeal Decision (para.13), the Inspector states:

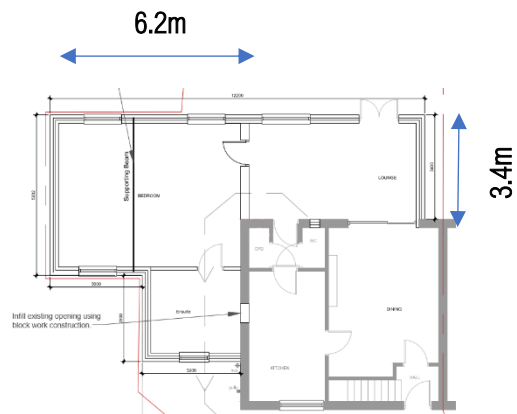
'the introduction of small pitched and hipped roofs would be design features, which would not be appropriate in this instance, and would result in a development that fails to complement the character and appearance of the host dwelling'

Application Scheme

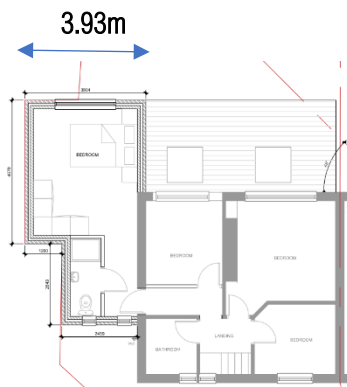
The application scheme has a uniform rectangular shape side extension (unlike the 'dog-leg' shape in App.128079/FH/2020). At ground floor the side extension extends out from the existing gable by maximum **3.23m** (compared to 6.3m in App.128079/FH/2020); the extent of the side extension at ground floor is therefore circa.3m less. At first floor the side extension extends out from gable also by **3.23m** (compared to 3.4m in App. 128079/FH/2020). The overall reduction in footprint & massing must be taken into consideration.

The rearward projection of the application scheme 3.4m; this is same as in App.128079/FH/2020. However as stated in para.18 of the appeal decision (see above); this element of the design and distance maintained with neighbours is considered to be sufficient to prevent any significant harmful effects to their occupiers.

The roof design over the two-storey side/rear extension is well proportioned and integrated with the host dwelling therefore addresses the matter as raised of the Appeal Decision (par.13)

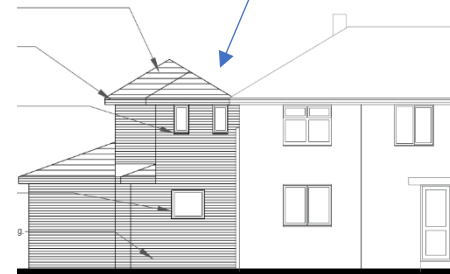


App.128079/FH/2020 – Ground Floor



128079/FH/2020 – First Floor

roof design over the two-storey side/rear extension with small pitched/hipped roofs and 'also lacks integration with the host dwelling.'

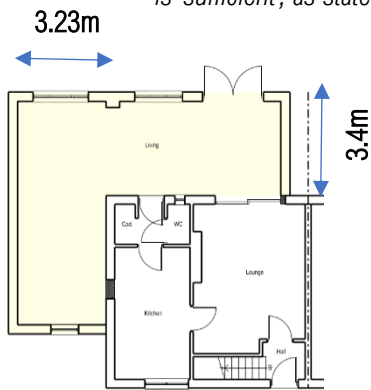


App.128079/FH/2020 – Front Elevation

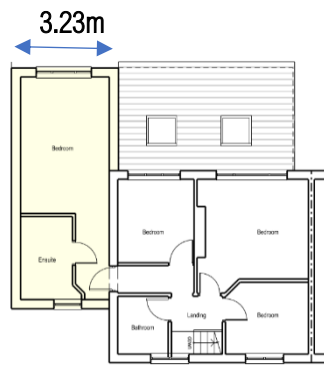


App.128079/FH/2020 – Rear Elevation

Rearward projection is 3.4m. Distance maintained with opposite neighbours is 'sufficient'; as stated in appeal decision for App.128079/FH/2020

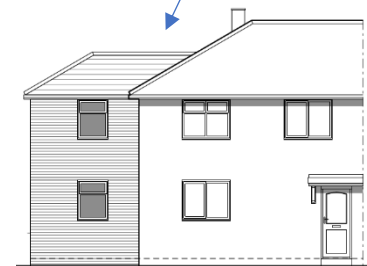


Application Scheme – Ground Floor

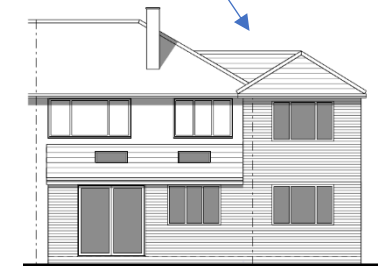


Application Scheme – First Floor

roof design over the two-storey side/rear extension has well-proportioned integrated roof design that complements the host dwelling.'



Application Scheme – Front Elevation



Application Scheme – Rear Elevation

4.0 Comparison to 'Deemed Application' – Appeal relating to Enforcement Notice ENF/15485/22

This section aims to illustrate that the applications scheme is not strictly similar to the 'deemed application' relating to the appeal against the Enforcement Notice.

On November 2022, the Council issued an enforcement notice (ENF/15485/22), which according to the notice states: *"Without planning permission, erection of a part single, part two-storey rear extension and a part single, part two-storey side extension"*.

Subsequently in December 2022, an appeal against the notice was lodged with the Secretary of State; this appeal includes consideration of a deemed application under Section 177(5) and has not yet been determined. yet.

It is understood the enforcement related to partly completed shell of the extensions to the host property although the uppermost parts of the two storey elements particularly roof was not constructed. Analysis of the deemed application requires some assumptions on what the completed roof is proposed to be completed as since site visit does not provide clear indication of this.

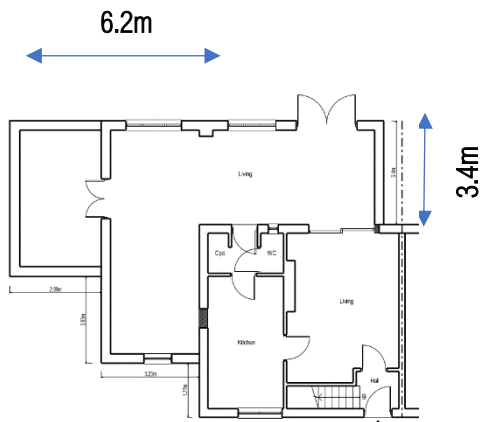
'Deemed Application' (Development that is/was on site that was subject of the Enforcement Notice)

The scheme has a 'dog-leg' shape side extension at ground level, which extends out from the existing gable by maximum **6.2m**; at first floor the side extension extends out by maximum. **3.23m**. The single storey and two storey element of the rear extension extends out from existing rear wall by **3.4m**. The roof design over the two-storey side/rear extension is not complete on site hence assumptions are to be made. The appeal inspectors however maybe inclined to refer to previously refused schemes that were deemed 'inappropriate' .

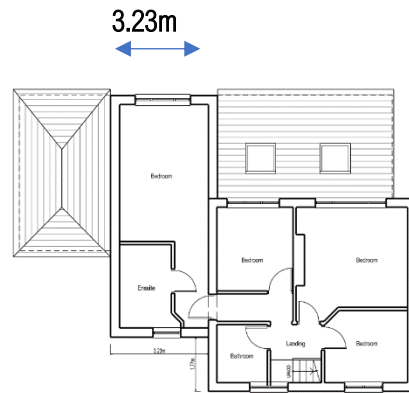
Application Scheme

The application scheme is significantly different in its footprint in both form and size compared to the 'deemed application'. The application scheme has a uniform rectangular side extension hence omits the dog-leg element at rear/side of the host building. Consequently, at ground floor the rear elevation of proposed extension is reduced in length by circa. **3m** and reduced in footprint by circa. **15m²**.

Regards to the roof of the application scheme, this is well proportioned and integrates with roof of the host building.

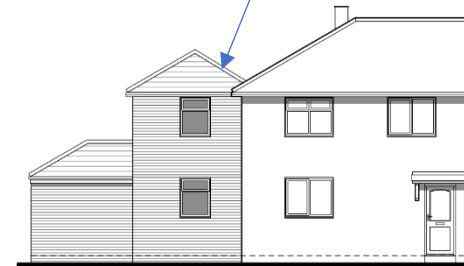


'Deemed Application' – Ground Floor

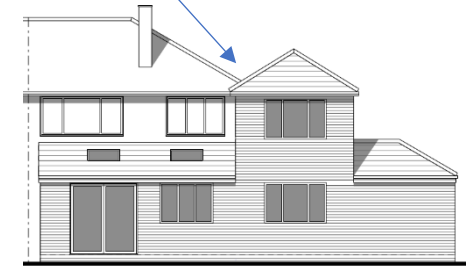


'Deemed Application' – First Floor

roof design over the two-storey side/rear extension. Roof is/was not fully constructed but understood it to be proposed as illustrated below, not integrated with the host building.

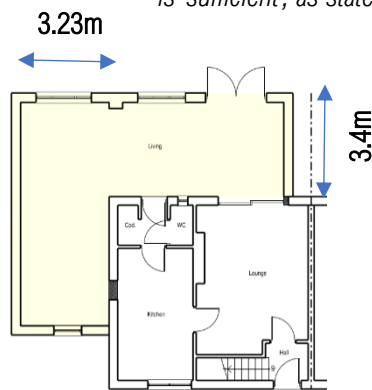


'Deemed Application' – Front Elevation



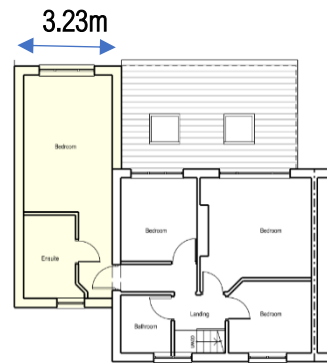
'Deemed Application' – Rear Elevation

'dog-leg' element of extension at ground floor omitted'



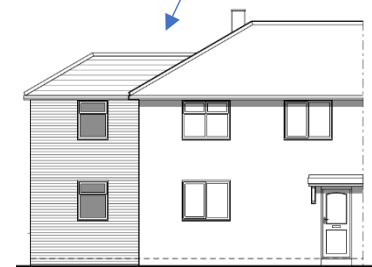
Application Scheme – Ground Floor

Rearward projection is 3.4m. Distance maintained with opposite neighbours is 'sufficient'; as stated in appeal decision for App.128079/FH/2020



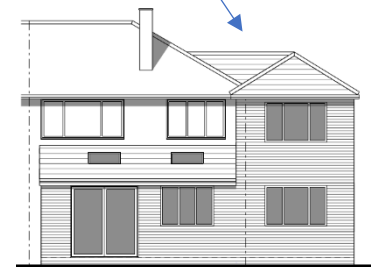
Application Scheme – First Floor

roof design over the two-storey side/rear extension has well-proportioned integrated roof design that complements the host



Application Scheme – Front Elevation

'dog-leg' element of extension at ground floor omitted'



Application Scheme – Rear Elevation

5.0 Comparison to Consented Scheme App. 125485/FH/2019

In consideration of a planning application, previous applications, especially consented schemes must be a material consideration and the local authority should attach weight in consideration of subsequent applications.

This application scheme is in principle same as previously consented scheme 125485/FH/2019, with minor differences as illustrated on the drawings contained herein. The proposal would be set back from the front wall of the host property by 1.77m with a projection off the side wall of host property of 3.23m and wrapping around the property up to the shared boundary with the adjoining semi-detached property. The projection off the rear wall would be 3.40m.

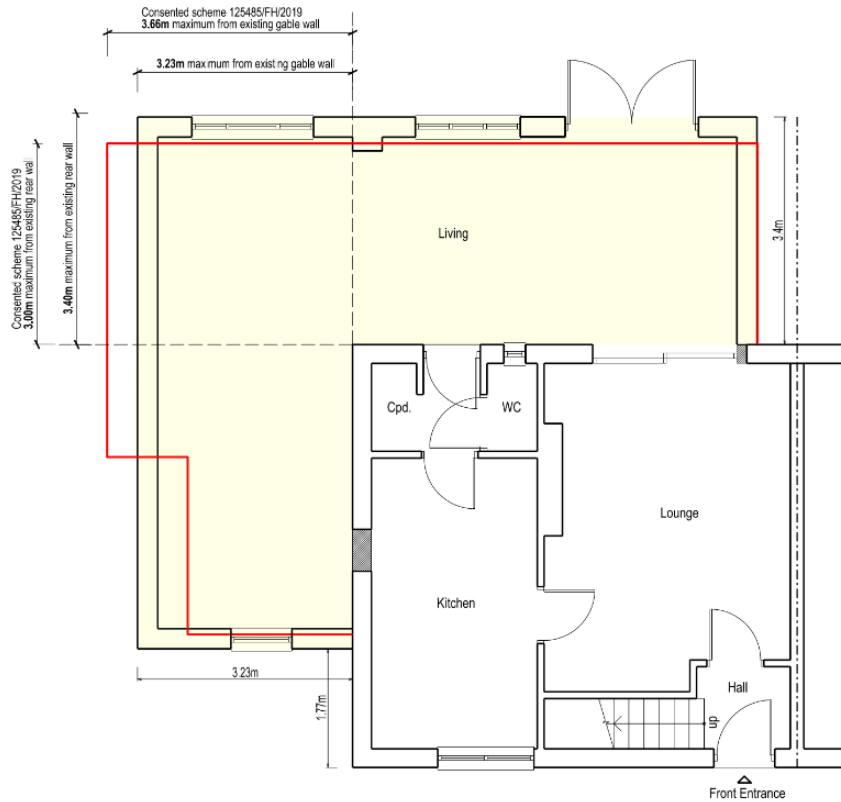
Amongst the minor differences is the maximum projection of the rear wall; which is 3.40m; compared to consented scheme 125485/FH/2019 which has a projection of 3.0m. This slightly increased projection has minimal impact on the massing since most of the rear extension is single storey. As referred to earlier in the document; the appeal decision for refused application 128079/FH/2020 it states *'distance maintained between the scheme and No's 43 and 45 would be sufficient to prevent any significant harmful effects to their occupiers' living conditions, including the use of their rear gardens'*

The application scheme has a side extension of maximum 3.23m and is less than that of consented scheme 25485/FH/2019 (3.66m). We believe the reduced width of two storey side extension will reduce the perceived massing of the overall development and will also mitigate the slight increase in rear projection. Although the scheme should be read in totality, it should be noted that a rear projection of 3.40m has been approved in consented scheme 133448/FH/2022, albeit a single storey element

(Please see next pages for illustrative drawings showing analysis/comparison as described above)

Application Scheme - Floor Plans

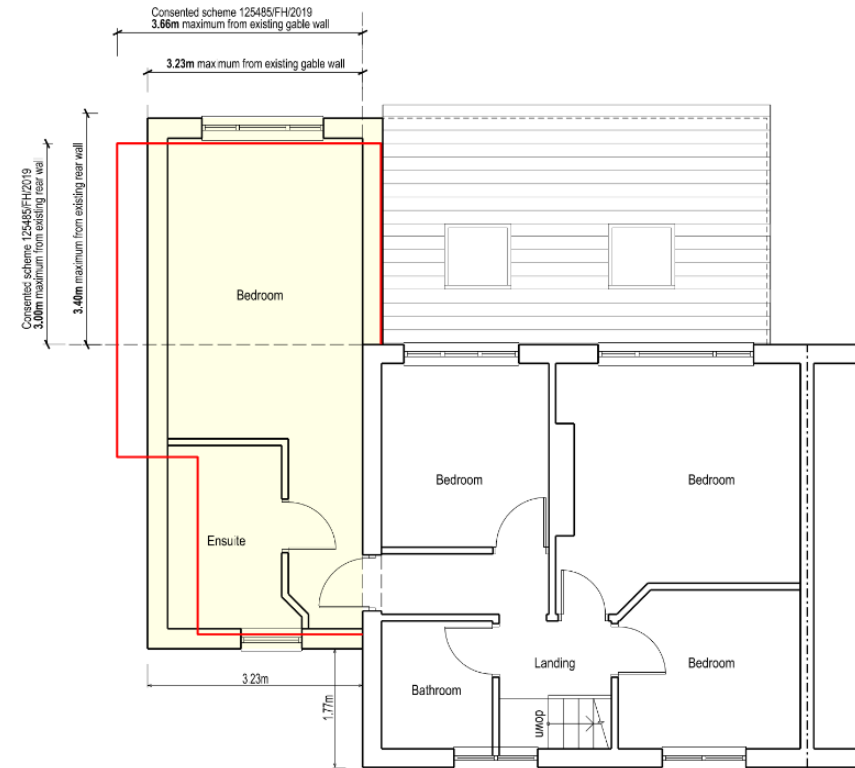
(red line denotes extent/outline of consented scheme App.125485/FH/2019)



Proposed Ground Floor Plan

Yellow shaded denotes proposed extension

(Red solid line denotes extent of proposed extension per consented scheme 125485/FH/2019)



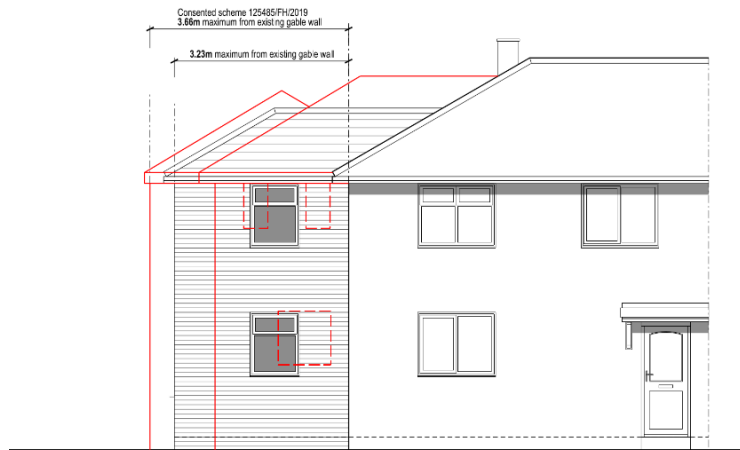
Proposed First Floor Plan

Yellow shaded denotes proposed extension

(Red solid line denotes extent of proposed extension per consented scheme 125485/FH/2019)

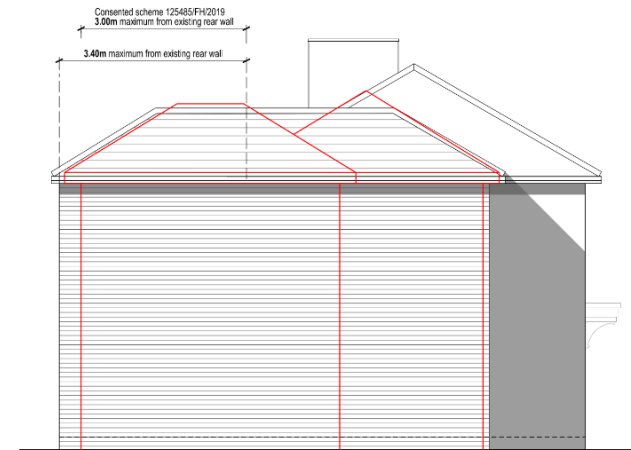
Application Scheme - Elevations

(red line denotes extent/outline of consented scheme App.125485/FH/2019)



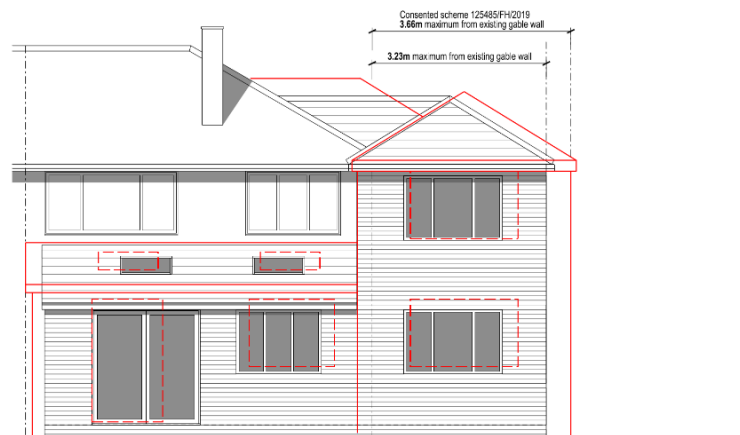
Proposed Front Elevation

(red solid line denotes profile/extent of consented scheme 125485/FH/2019
with window/door openings shown in red dashed line)



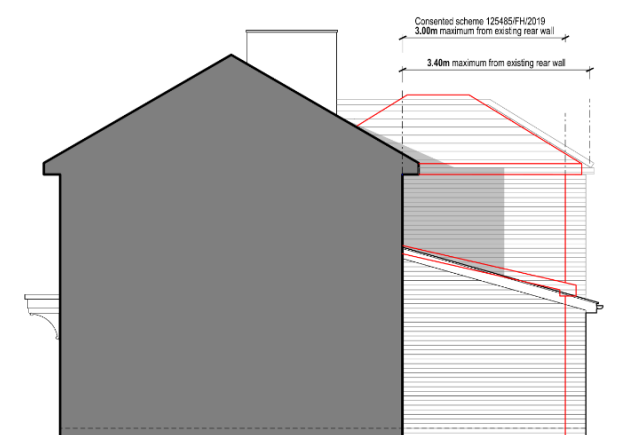
Proposed Side Elevation

(red solid line denotes profile/extent of consented scheme 125485/FH/2019
with window/door openings shown in red dashed line)



Proposed Rear Elevation

(red solid line denotes profile/extent of consented scheme 125485/FH/2019
with window/door openings shown in red dashed line)



Proposed Sectional Side Elevation (section thru party wall)

(red solid line denotes profile/extent of consented scheme 125485/FH/2019
with window/door openings shown in red dashed line)

6.0 SUMMARY

This information contained within this document we believe has illustrated that the application scheme proposals are well considered and have taken into consideration the site context and also matters raised in previous applications.

The application scheme as proposed is significantly different from previously refused applications with respect to elements that were considered detrimental to character & appearance and amenity of users. Any minor similarities with refused schemes are not strictly considered issues for refusal as stated in the Appeal Decisions for applications 126873/FH/2019 and 128079/FH/2020 .

In consideration of this application, we would like to highlight consented schemes in particular, App.125485/FH/2019 which is remarkably similar. The only notable difference is the rearward projection of the two-storey element, in the application scheme extends a further 400mm to 3.4m. Bearing in mind the reduction in overall massing this minor increase of 400mm is mitigated in the overall perceived massing. As mentioned earlier in the document, this rearward projection of 3.4m according to the Appeal Decision for previously refused schemes is considered to be modest, especially, when compared to that already approved. The distance maintained between the scheme and neighbours including No's 43 and 45 would be sufficient to prevent any significant harmful effects to their occupiers' living conditions, including the use of their rear gardens.

It is anticipated that the local authority after reviewing all the information associated with the planning application will conclude that the proposals are modest, well considered and not contrary to any planning policies and will therefore approve this application.