

SUPPORTING STATEMENT

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

Location: 13 Olney Avenue, Manchester, M22 8AB

Document Ref: 2218_SD01

Issue: 01

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1.0 INTRODUCTION

This document has been prepared in support of a *retrospective planning application* submitted to Manchester City Council. At time of submission of this application, the shell of the proposed development is already constructed with all external walls predominantly complete and the roof structures part constructed.

1.1 Application Site Address

13 Olney Avenue, Manchester, M22 8AB

1.2 Proposal Description

‘Erection of a part single, part two storey rear extension and a part single part two storey side extension to provide additional living space.’

1.3 Location

The application site ‘No.13 Olney Avenue’ is located in a residential area in the Northenden ward, approximately 7 miles south of Manchester city centre.

1.4 Existing Site

The site lies at the end of a cul-de-sac (Olney Avenue) which backs onto properties along Shayfield Drive. Gardens lie to the front, side and rear of the property with boundary treatment made up of timber fencing hedging.

1.5 Existing Building

The site comprises a two storey end terrace house comprising of a living room and a separate kitchen diner at ground floor; at first floor there are three bedrooms and a bathroom.

* The descriptions of the existing site and existing buildings above, for the purposes of this planning application define ‘existing’ as the original site/building and disregards any recent development or work in progress on site (this application is retrospective).

2.0 PLANNING HISTORY

Manchester City Councils Public Access online planning search displays records of planning applications since 1974. According to the records there are six previous planning applications relating to the site as follows:

133448/FH/2022 - Application **Approved** - 07.06.2022 - Erection of single storey side and rear extensions to form additional living accommodation.

130488/FH/2021 - Application **Approved** - 10.11.2021 – Erection of single storey rear extension.

130330/LE/2021 - Application **Approved** - 13.07.2021 - Certificate of lawful existing development for the erection of a single storey side extension to dwelling.

128079/FH/2020 - Application **Refused** - 23.11.2020 - Erection of a part single part two storey side and part single part two storey rear extension to provide additional living accommodation.

126873/FH/2020 - Application **Refused** - 30.07.2020 - Part-retrospective application for the erection of a part single, part two storey rear extension and a two storey side extension to provide additional living accommodation.

125485/FH/2019 - Application **Approved** - 18.03.2020 - Erection of a part single, part two storey rear extension and a part single part two storey side extension to provide additional living space.

The current application scheme will be reviewed in comparison to relevant approved applications in section 4.0

3.0 PROPOSED DEVELOPMENT

The applicant proposes the erection of a part single, part two storey rear extension and a part single part two storey side extension to provide additional living space.

3.1 Siting, Scale & Massing

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 increasing in width towards the rear of approximately by 6.22m 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. Although the overall footprint of the proposed extension appears expansive, most of it will only be single storey height with only part of it two storey high.

The proposed extension will be articulated both in plan and elevation form to ensure it is subservient to the original host property. The setback of the side extension from the existing building line/ front elevation enables it to be discrete and without undue impact on the street scene.

The roofs would be hipped at the side with a mono pitch sloping roof on the rear with the inclusion of two roof lights. Windows are proposed on the front and rear with French doors leading into the rear garden. It is not considered that there would be any undue overlooking or loss of privacy. In terms of residential amenity it is not considered that there will be any significant impact from the proposed development.

3.2 Design & Appearance

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use brick and tiles. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

3.3 Trees

In relation to impact on trees close to or on the site, it is believed there are no concerns with regards to the development, bearing in mind the structure is already in place.

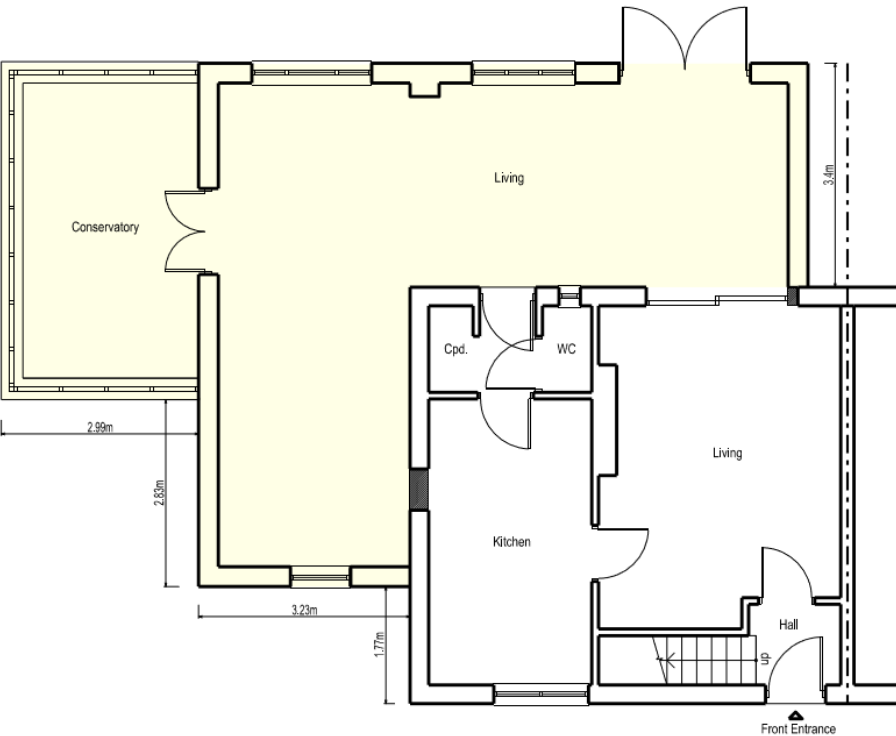
3.4 Refuse Storage

The storage of refuse bins are not affected by the proposal as the bins can be stored to the front of the extension.

3.5 Parking

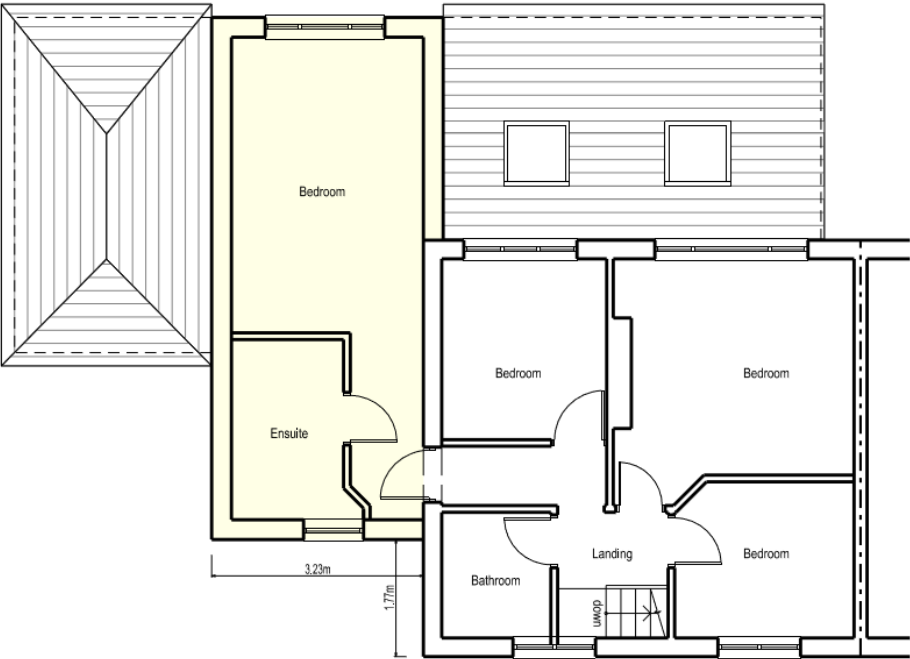
Existing car parking arrangements are not affected by this proposal.

3.6 Proposed Floor Plans



Proposed Ground Floor Plan

Key:
Yellow shaded denotes proposed extension (including conservatory)



Proposed First Floor Plan

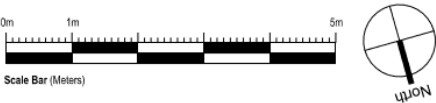
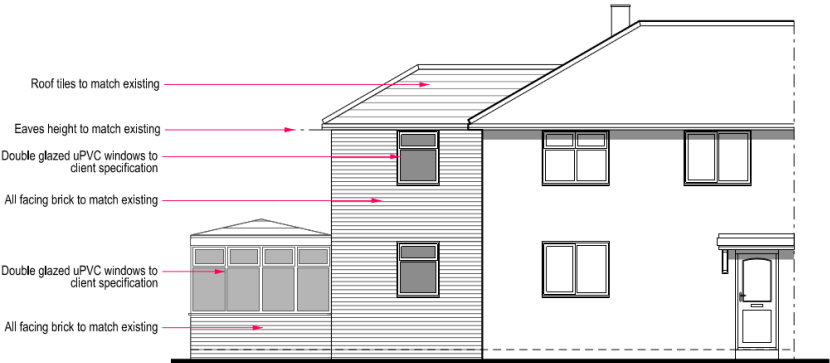
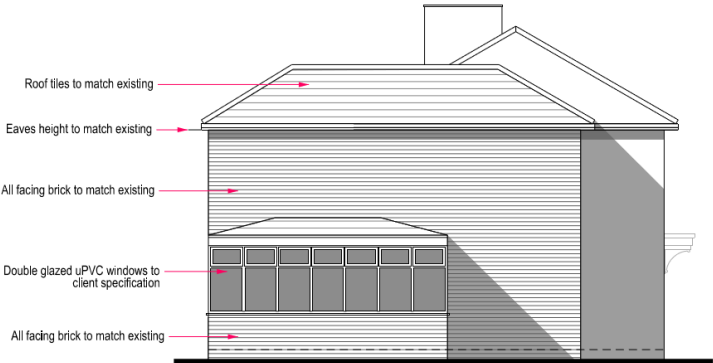


Figure 01. Proposed Floor Plans of Application Scheme

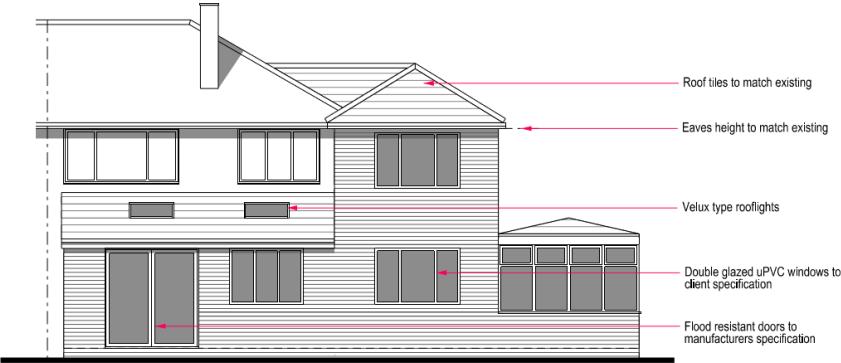
3.7 Proposed Elevations



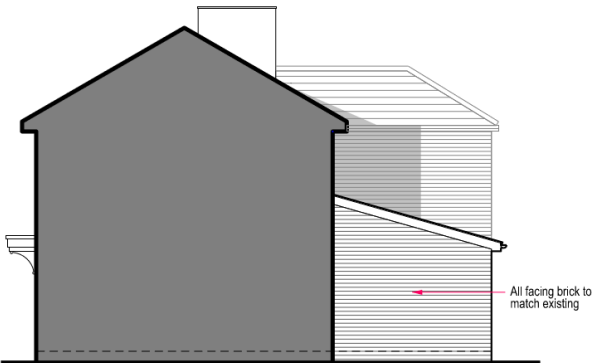
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Sectional Side Elevation
(section thru party wall)

Figure 02. Proposed Elevations of Application Scheme

4.0 APPLICATION SCHEME COMPARISON TO PREVIOUS CONSENTS

In terms of this current application we believe two of the previously consented schemes are more relevant hence they will be discussed in this section; the applications are 125485/FH/2019 and 133448/FH/2022 .

4.1 Consented Scheme 125485/FH/2019

This application comprises the *'erection of a part single, part two storey rear extension and a part single part two storey side extension to provide additional living space'*.

According to the approved drawings for application 125485/FH/2019, the proposal would be set back from the front wall of the property slightly with a projection off the side wall of **2.46m** increasing in width towards the rear of by **3.66m** and wrapping around the property up to the shared boundary with the adjoining semi-detached property. The projection off the rear wall would be **3m**. The side elements of the extension would be two storeys with hipped roofs and the rear extension being single storey with a mono pitch roof.

4.11 Ground floor comparison

As can be seen from *figure 03*, the proposed ground floor extension footprint of the application scheme in principle is the same shape as that of the consented scheme including the staggering of the side extension, The application footprint however is slightly bigger; the rear extension element being **3.4m** rather than **3m** and the side extension extending out by maximum (at rear) **6.22m** compared to **3.66m** of the consented scheme. Please note the maximum width of 6.22m stated includes the footprint of the conservatory.

(The principle of a larger footprint closely reflecting the application scheme is established in consented scheme 133448/FH/2022, refer to section 4.2)

4.12 First floor comparison

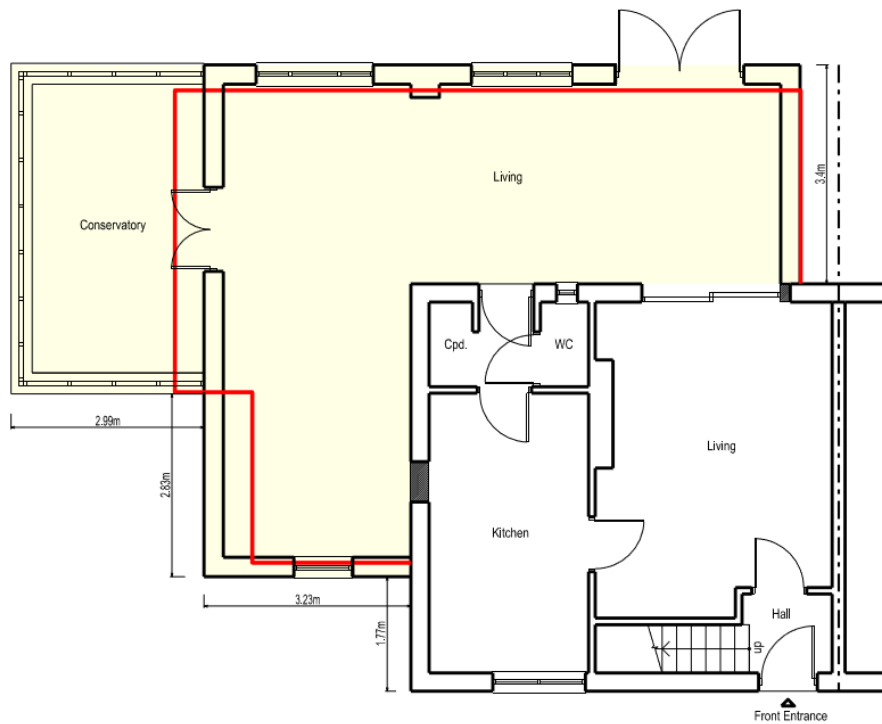
The consented scheme 125485/FH/2019 proposes a first floor extension accommodating an additional bedroom with an ensuite bathroom. The footprint aligns with the side extension at ground floor hence a staggered shape.

The application scheme in principle resembles the consented scheme by having a two storey side extension, accommodating an additional bedroom and ensuite bathroom.

However the footprint of the extension is linear and uniform rather than aligning with the ground floor staggered footprint. In the consented scheme the maximum projection of the side extension at first floor (from gable wall of existing host building) is **3.23m** compared to **3.66m** for the application scheme. This reduced width in conjunction with the linear single form of the two storey element minimises the perceived visual massing, especially from the rear and side.

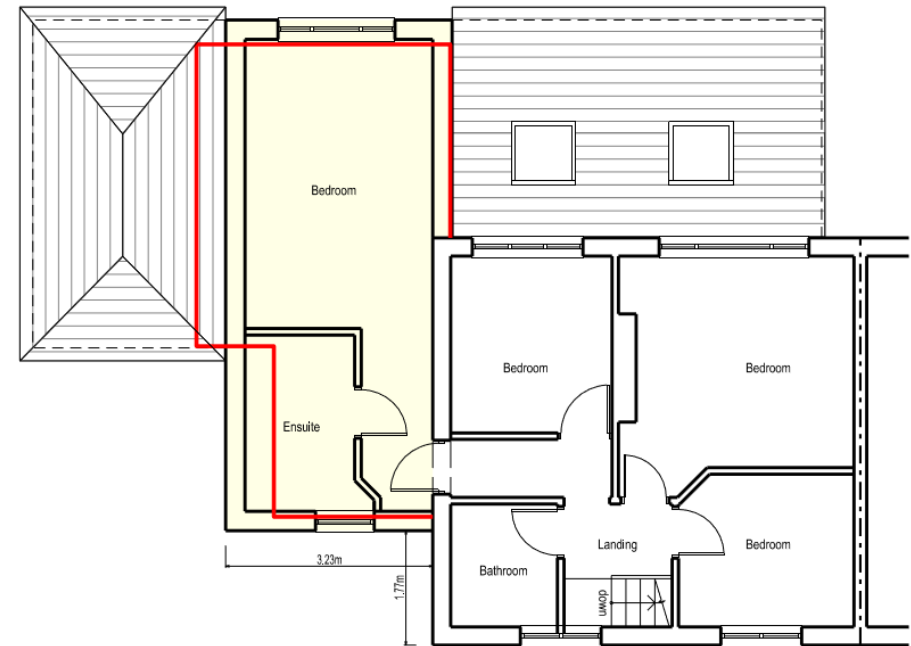
4.13 Massing & Elevation comparison

Please refer to figure 04.



Proposed Ground Floor Plan

Key:
Yellow shaded denotes proposed extension (including conservatory)



Proposed First Floor Plan

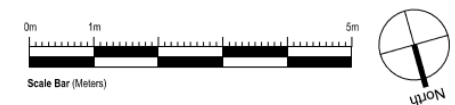
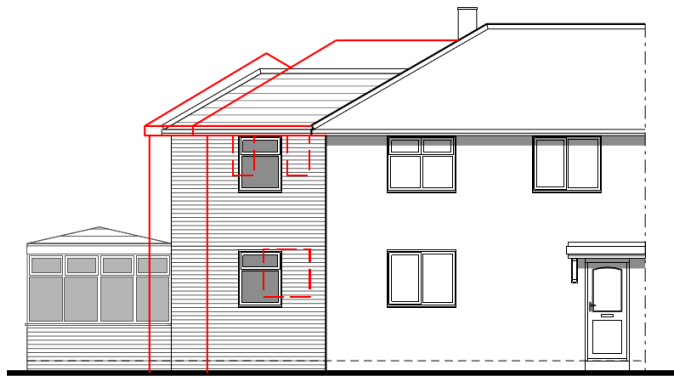
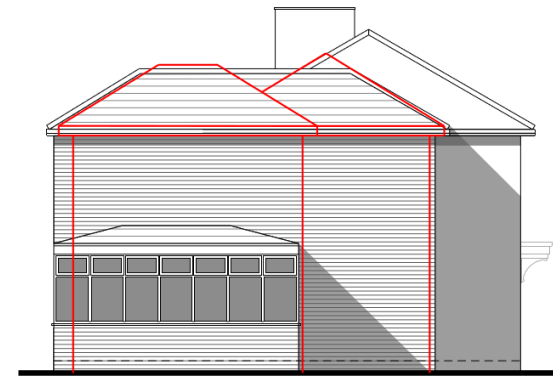


Figure 03. Proposed Floor Plans of Application Scheme
(Red line denotes extent of extension for consented scheme 125485/FH/2019)



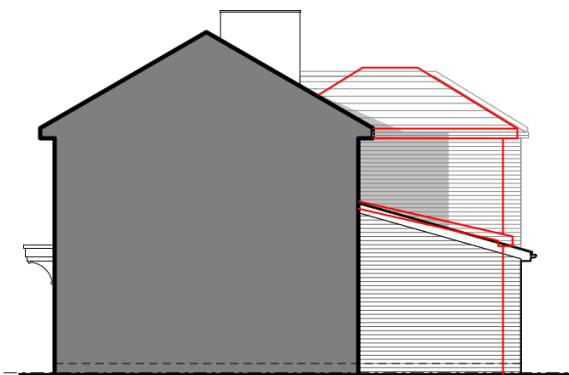
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Sectional Side Elevation
(section thru party wall)



Figure 04. Proposed Elevations - Application Scheme

Red solid line denotes massing/elevation outline/profile of extension for consented scheme 125485/FH/2019
(Red dashed line denotes window/door openings)

4.2 Consented Scheme 133448/FH/2022

This application comprises *the 'erection of single storey side and rear extensions to form additional living accommodation'*

According to the approved drawings for application 133448/FH/2022, the proposal would be set back from the front wall of the property slightly with a projection off the side wall of **3.23m** increasing in width towards the rear (incorporating the conservatory) to approximately by **6.22m** and wrapping around the property up to the shared boundary with the adjoining semi-detached property. The projection off the rear wall would be **3.4m**. The roof would be hipped at the side with a mono pitch sloping roof on the rear with the inclusion of three roof lights.

4.21 Ground floor comparison to application scheme

As can be seen from *Figure 05*, the proposed ground floor extension footprint of the application scheme generally aligns with that of the consented scheme 133448/FH/2022. The application scheme does not project beyond the footprint of the consented scheme, but rather setback by a greater distance from the existing building frontage.

4.22 First floor comparison to application scheme

The consented scheme 133448/FH/2022 does not propose extensions at first floor level.

4.23 The application scheme proposes part two storey extension comprising a side extension at first floor level to accommodate an additional bedroom and an ensuite. The width of the side extension at first floor aligns with the front element of the side extension at ground floor thus extending from existing gable wall by **3.23m**
(*The principle of a first floor extension has been approved in consent 125485/FH/2019, refer to section 4.1*)

4.24 Massing & Elevation comparison

Please refer to *Figure 06*

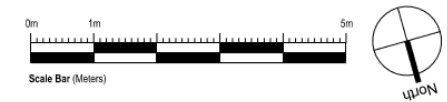
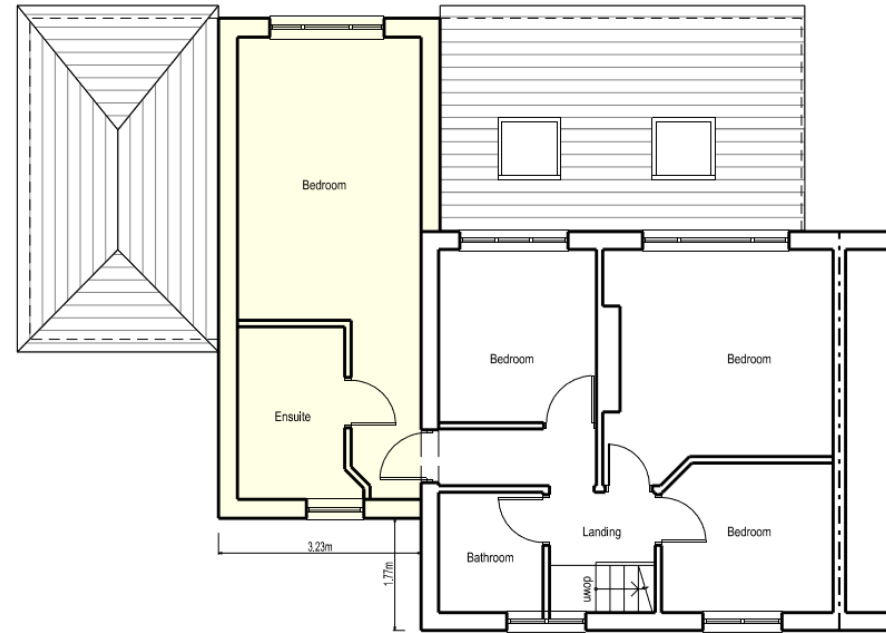
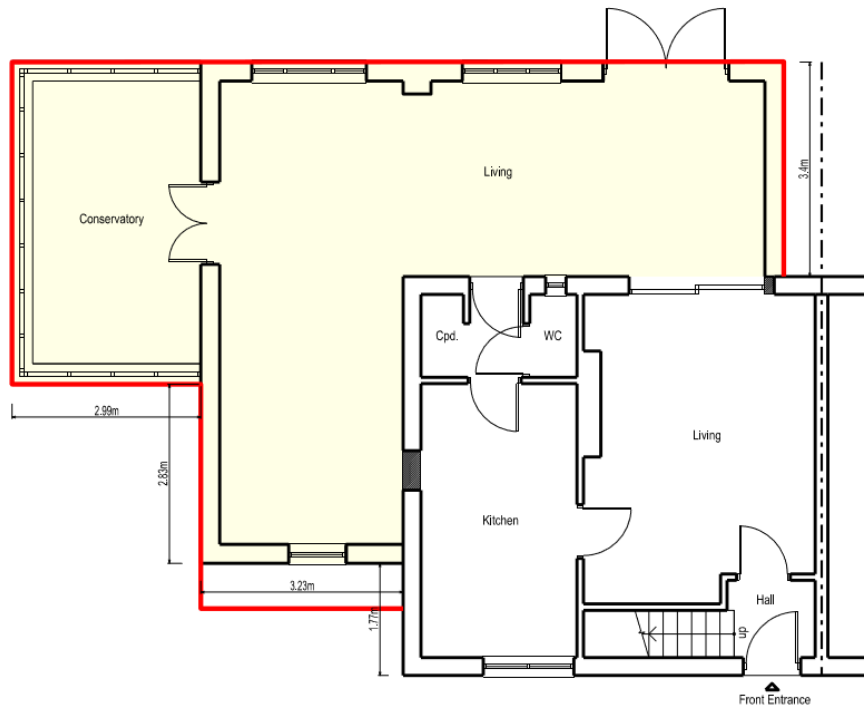
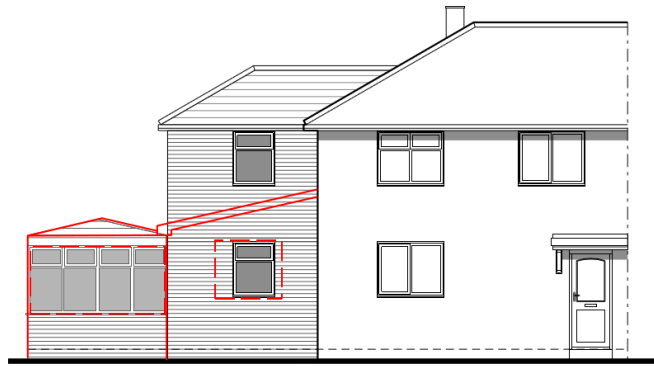
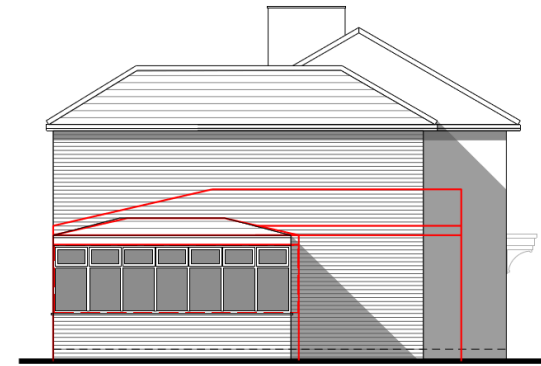


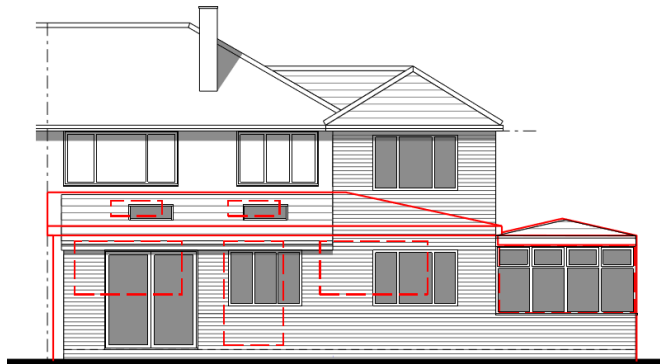
Figure 05. Proposed Floor Plans - Application Scheme
(Red line denotes extent of extension for consented scheme 133448/FH/2022)



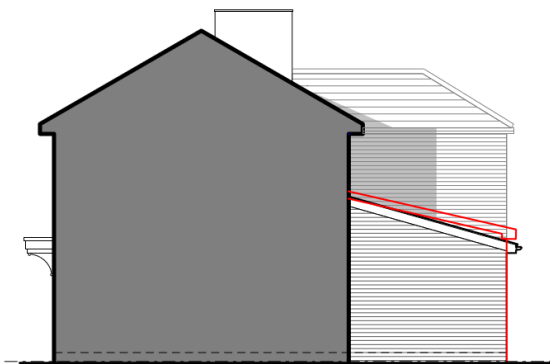
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Sectional Side Elevation
(section thru party wall)

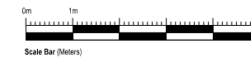


Figure 06. Proposed Elevations - Application Scheme

Red solid line denotes massing/elevation outline/profile of extension for consented scheme 133448/FH/2022
(Red dashed line denotes window/door openings)

4.0 SUMMARY

The proposed scheme has been developed with consideration to its context, relevant planning policies and also guidance from previously consented planning application schemes for this site.

The proposals will provide essential additional accommodation incorporated into a well considered scheme that will not have any harm on the site or amenities of surrounding properties. It is anticipated that the local planning authority will acknowledge the proposal is acceptable and would like to highlight some key items for your consideration as listed below:

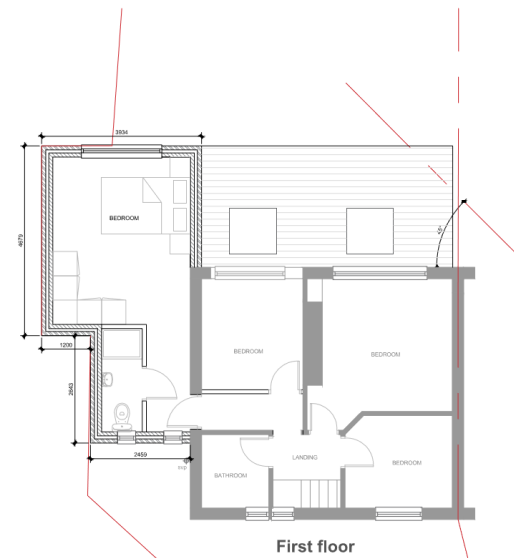
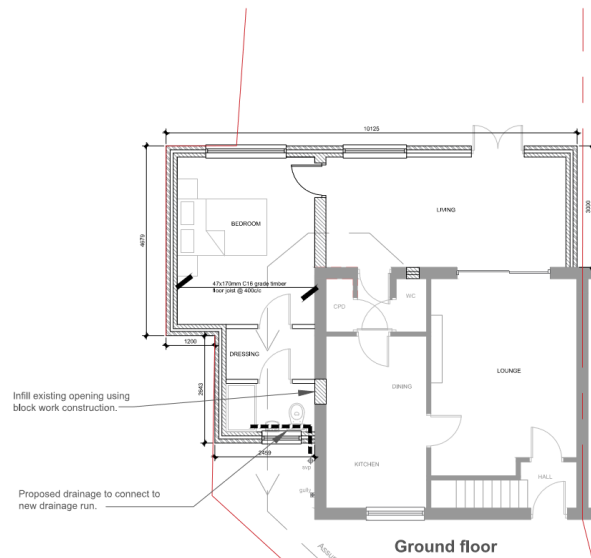
- This planning application is retrospective; the shell of the proposed extensions has been predominantly constructed.
- The proposals is for '*erection of a part single, part two storey rear extension and a part single part two storey side extension*'. The principles of development for elements of this application have been deemed acceptable in previously consented schemes in particular applications 125485/FH/2019 and 133448/H/2022
- The proposed single storey element of the extension projects 3.4m from existing rear wall; the principle of a rear extension extending by 3.4m being acceptable has been established in consented scheme 133448/FH/2022.
- This proposed two storey element of the extension projects to the rear by 3.4m; this projects only 400mm beyond corresponding element in consented scheme 125485/FH/2019.
- The proposed side extension at ground floor level extends 3.23 from gable of existing house and maximum 6.22m including the conservatory at rear. Consented scheme 133448/FH/2022 has side extension footprint which extends from gable of existing by 6.22m and is deemed acceptable.
- The eaves height and ridge heights of the two storey proposals do not exceed the heights of the existing house.
- All proposed external materials including bricks and roof tiles will closely match existing to ensure extension is in keeping with existing character of host property and area.

Appendix - 1

Approved drawings for consented scheme 125485/FH/2019

Consented Scheme 125485/FH/2019

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.



1:100@A3
Proposed

Floor Plans

a2z estates
256 Finney Lane SK3 3QD
www.a2zestates.co.uk
0161 222 9207

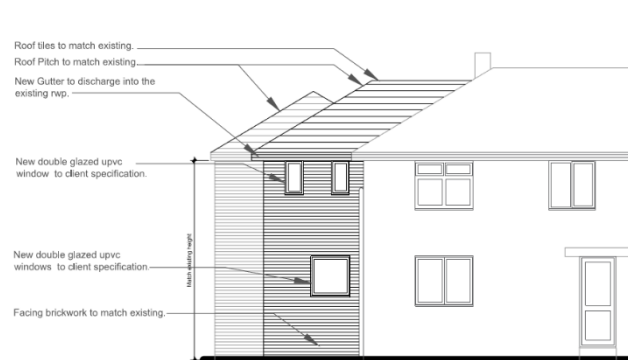
House Extension
13 Olney Avenue M22 8AB
1931

03A

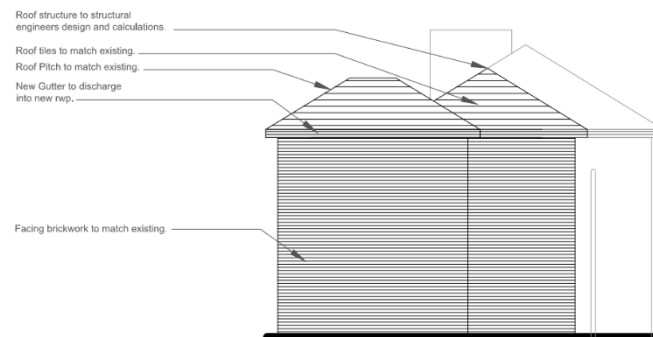
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Consented Scheme 125485/FH/2019

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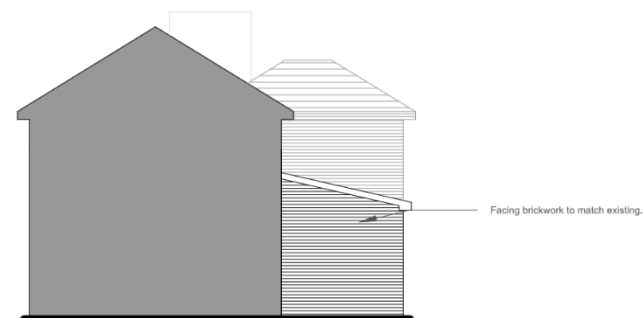
Front Elevation



Side Elevation



Rear Elevation



Sectional Side elevation

Elevations 1:100@A3
Proposed

a2z estates
256 Finney Lane - SK3 3DD
www.a2zestates.co.uk
0161 225 9207

House Extension
13 Olney Avenue M22 8AB
1931

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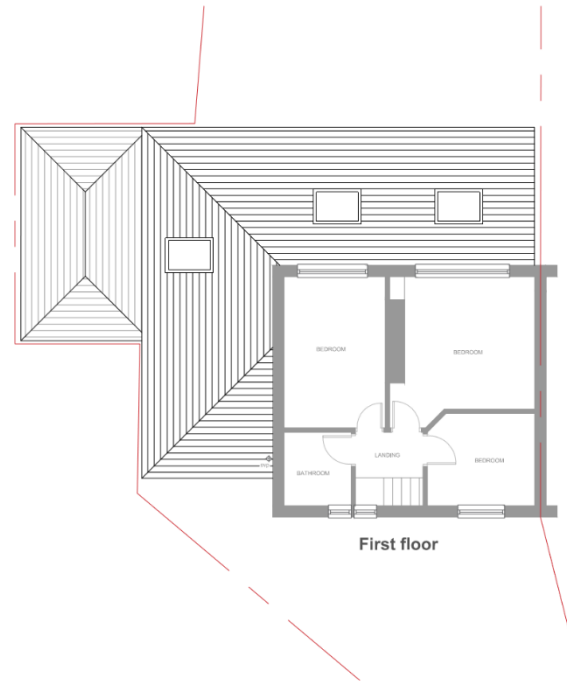
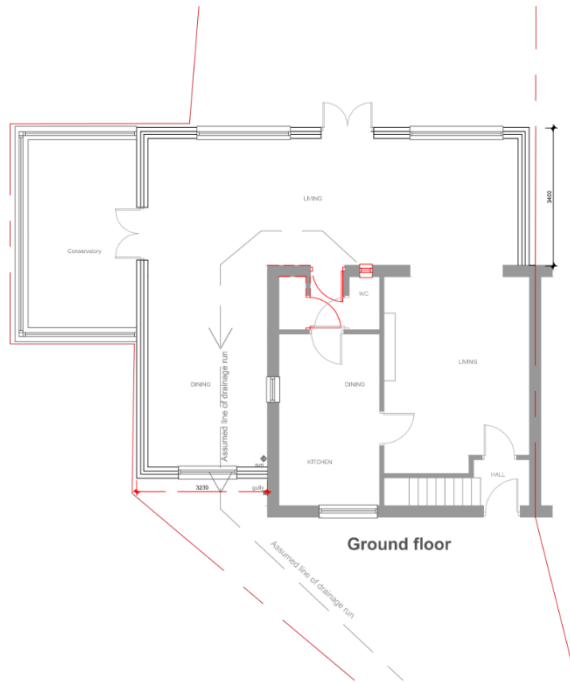
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Appendix - 2

Approved drawings for consented scheme 133448/FH/2022

Consented Scheme 133448/FH/2022

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Floor Plans

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0161 232 9307

House Extension
13 Olney Avenue M22 8AB
1931

03D

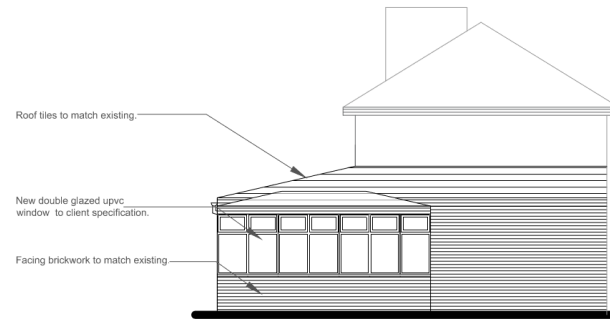
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Consented Scheme 133448/FH/2022

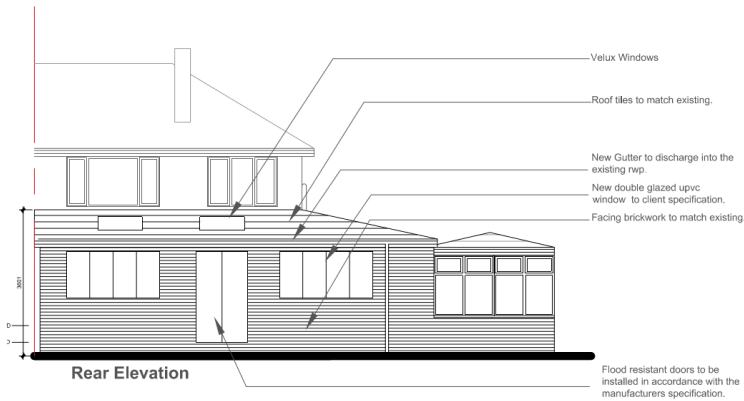
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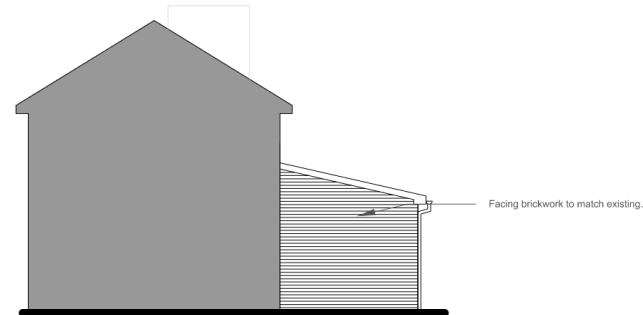
Front Elevation



Side Elevation



Rear Elevation



Sectional Side elevation

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04D

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