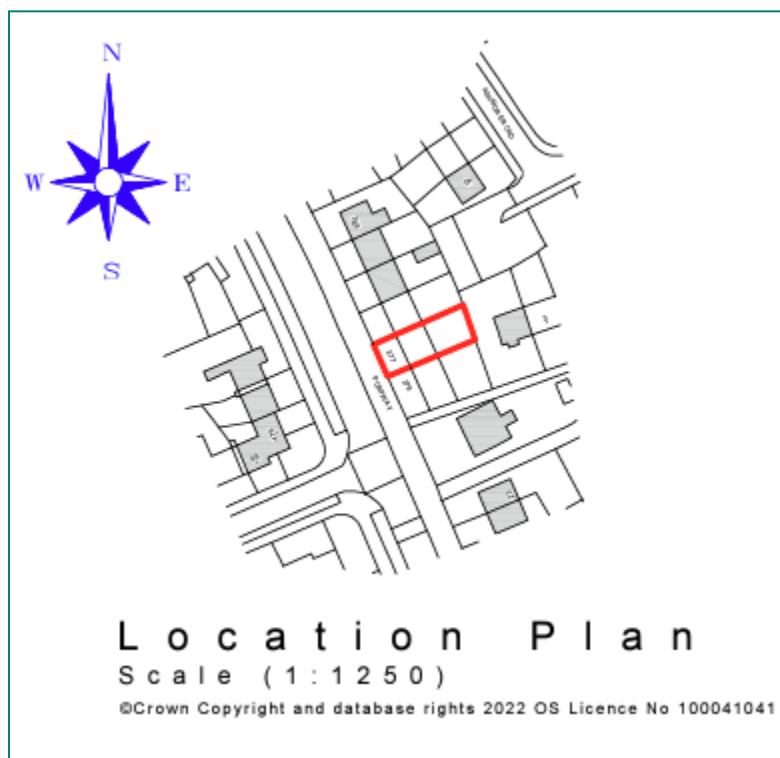




SUPPORTING PLANNING STATEMENT

23rd November 2022

Construction of Front Porch (Retrospective)



377 Portway, Wythenshawe, Manchester, M22 0EJ

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Daniel Mackie



CONTENTS

1.	The Application Site	Page 3
2.	Planning History	Page 3
3.	The Proposal & Background Information	Page 3
4.	Planning Policy	Page 3
5.	Planning Assessment	Page 4
6.	Conclusion	Page 5

1. THE APPLICATION SITE

- 1.1 The application relates to a two storey mid-terraced property, constructed in red brick under a tile roof, located on the eastern side of Portway. The area is predominantly residential, characterised by a mix of terraced and semi-detached properties set back from the highway (which includes a grass verge) by reason of front gardens, most of which are either entirely or partially paved and have a range of boundary treatments of differing types and materials. The terraced row to which No.377 forms a part includes a mix of flat roofed and mono-pitched roofed porches, and the properties display a range of roofing materials, and boundary treatments.
- 1.2 There are no listed buildings adjacent to the site, and it is not located within a designated Conservation Area.

2. PLANNING HISTORY

- 2.1 The Council's online planning records do not reveal any planning history relevant to the current proposal.

3. THE PROPOSAL & BACKGROUND INFORMATION

- 3.1 The applicant recently employed the services of a local tradesman as part of their house renovation plans. The scheduled work included the removal of an existing front porch and the construction of a new porch in its place.
- 3.2 When returning to their property after working away from home, the applicant discovered that the builder had constructed a porch that was larger than instructed, and which did not constitute permitted development. The applicant sought clarification from the LPA and was advised that a retrospective planning application would be the most appropriate course of action.
- 3.3 Accordingly, planning permission is sought for the construction of the porch. It measures 4.27m wide, with a depth of 1.46m, and eaves height of 2.5m, with a mono-pitched roof taking the overall height to 3m. The porch is constructed in red brick under a tiled roof, with white upvc window frames and door.

4. PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for the area comprises the Manchester City Council Core Strategy 2012-2027 and the Extant Unitary Development Policies (UDP).

The following policies are most relevant to the proposal:

Core Strategy Policy DM1
Core Strategy Policy SP1
UDP Policy DC1

5. PLANNING ASSESSMENT

Principle

- 5.1 The application relates to an extension to an existing dwelling in a residential area. The principle of the development is therefore acceptable.

Visual Amenity

- 5.2 The porch is of design and size that is appropriate to the host dwelling and is not overly large or dominating. The use of red brick and white upvc windows and doors ensures that it is compatible with the property. The porch projects slightly further than existing porches in the row, but by reason of its modest size, appropriate design and materials and the mix of porches, house types, materials and boundary treatments in the row and in the vicinity, it does not cause harm to the character and appearance of the street scene. Its prominence within the street scene is also modest by reason of the set back position of the house from the highway. The development is considered acceptable in terms of visual amenity having regard to Policies DM1, SP1 and DC1.

Neighbour Amenity

- 5.3 The porch is located close to the boundary with No.379, which has a habitable room window positioned adjacent. However, with such a modest projection of only 1.46m, a gap being retained to that window and the orientation of the properties, there would not be any significant detriment to the amenities of the occupiers of No.379 by reason of loss of light or outlook. Furthermore, as the extension functions as a porch, and is obscure glazed there is no loss of privacy to those neighbours. The scheme is considered acceptable in neighbour amenity terms having regard to Policies DM1, SP1 and DC1.

Highway Safety

- 5.4 The property does not currently benefit from a vehicular access from the highway into the front garden. Accordingly the proposal does not lead to the loss of any off street parking spaces and is considered acceptable in terms of highway safety.

6. CONCLUSION

- 6.1 Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan, *'the determination must be made in accordance with the plans unless material considerations dictate otherwise'*.
- 6.2 It has been shown that the development is acceptable having regard to the relevant development plan policies. There being no material considerations which would dictate otherwise, we conclude that planning permission should be granted.

R.T. Elliott

Produced & signed by: Richard Elliott BA (Hons)

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH

Ref: C420 Supporting Planning Statement