

Q+A Planning
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Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

26 July 2022

Dear Sir / Madam,

RE: PP-11197125: Proposed two storey side and rear extension at No. 33 Willow Way, Manchester, M20 6JT

On behalf of our client Helen Sharman, Q+A Planning Ltd are pleased to submit a householder application for a *'proposed two storey side and rear extension at No. 33 Willow Way, Didsbury, Manchester, M20 6JT.'*

This application is accompanied by the following drawings:

- Location Plan;
- Existing Floor Plans (Drawing No. sss-9862 Rev A);
- Existing Site Plan (Drawing No. sss-9862 Rev A);
- Proposed Floor Plans (Drawing No. 21579-0001 Rev P-03);
- Existing Elevations (Drawing No. 21579-0003 Rev P-00);
- Proposed Elevations (Drawing No. 21579-0004 Rev P-03).

Site Description

The premises is an existing c1930s semi-detached dwelling located within a street dominated by similar house styles and No. 33 embodies many of the same characteristics as the surrounding semi-detached properties. The applicant's property has previously benefited from a two-storey side extension to the original dwelling, not dissimilar to other extensions along Willow Way and the surrounding area. Garden amenity space exists in the form of lawned rear garden and front paved garden with off-road parking for at least three vehicles to the front and side of the property.

Proposed Development

The proposal is for a two-storey side and rear extension to the existing dwelling of No. 33 Willow Way, plus associated internal reconfiguration. The proposal ensures access is maintained from the new build extension to the existing dwelling at the ground floor, alongside dedicated side access into a cycle room and entrance hall.

Accessible design features are to be included to future proof the extension for possible mobility issues. This is best illustrated in providing doors that are suitable for, and easy to adapt to, wheelchair use as well as downstairs shower room suitable for bathing with limited mobility. To the rear bifold patio doors are proposed leading out into the garden, alongside a separate access utility room.

The proposed development by reason of its scale, bulk, massing, size, and design would be subordinate to the main dwelling, extending to 3m in width, 11m deep and 8m to ridge height. The proposed front elevation is purposefully set back from the main house by 1m with the ridge of the roof set lower than the main dwelling. This setback would be adequate set back from the front wall of the property to reduce terracing and is in keeping with the character of the area and surrounding side extensions that characterise Willow Way. The scheme has taken into consideration its proximity to neighbouring properties, leaving a sufficient distance between the side wall and the common boundary with No 31 Willow Way. The extension is proposed to be constructed in red brick to reflect adjacent properties and existing materials. The front elevation of the proposed extension is sensitive to its context and blends with the principal building and surrounding area.

Planning Considerations

The National Planning Policy Framework (NPPF) advises that there is a presumption in favour of sustainable development, and that development in accordance with the development plan should be granted without delay, unless material considerations indicate otherwise (paragraph 11).

The adopted development plan for the area comprises the Manchester Core Strategy (2012), and saved policies of the Unitary Development Plan (UDP). Key policies that are considered relevant to the pre-application proposals are briefly set out below.

Policy DM1 ('Development Management') of the Core Strategy advises that development must be appropriate in its context, make the best use of opportunities to improve the character and quality of an area and enhance the street scene by appropriately addressing scale, density, height, and massing.

Policy SP1 ('Spatial Principles') confirms that development in all parts of the city should make a positive contribution to the health, safety, and wellbeing of residents, consider the needs of all members of the community, and ensure the efficient use of natural resources wherever possible.

Saved UDP Policy DC1 ('Residential Extensions') details the general attributes that the Council will have regard to in determining the acceptability of residential extensions, including the effect upon residential amenity and impact on available parking.

In addition to the development plan policies described above, it is important to have regard to the Council's 'Guide to Development in Manchester SPD' (April 2007) which advises that the scale of new development should be informed by its location. A key component of this SPD is that the Council recognise successful development should be sustainable and flexible so that as the needs and requirements of users change over time this is accommodated for in building design. Policy at all levels expects developments to be fully accessible with an expectation that inclusive design be regarded as a core principle of good design.

Summary

To conclude, the proposals reflect the applicant's desire to develop a much-loved family home through a sensitive two storey side and rear extension. The applicant is keen to ensure that the development is truly suited to accommodate the needs of the wider family both now and into the future, whilst also embracing sustainable building principles.

The proposed extension would respect and compliment the character of the area by reason of its subordinate scale and massing. As well as in keeping with the character of existing side extensions within the area. In addition, the proposal would respect the amenity of the neighbouring properties and is considered to be in accordance with saved Policy DC1 of the UDP and Policies SP1 and DM1 of Manchester's Core Strategy and overarching guidance set out in the NPPF.

Given the above it is respectfully requested that the planning permission be forthcoming for the proposed development.

I trust that you have sufficient information in order to determine this application (PP-11197125), however, please do not hesitate to contact Tom Hallett should you require anything further.

Yours Sincerely,



Tom Hallett
Town Planner

For and on behalf of

Q+A Planning Ltd