

PLANNING STATEMENT

Property Address: 882 Burnage Lane, Manchester, M19 1RS

INTRODUCTION

This statement has been prepared in support of a householder planning application for the property 882 Burnage Lane which is a semi-detached dwelling.

Proposal: Erection of a part single-storey/part two-storey side and rear extension, together with the installation of a rear dormer and renewal of the front porch. Additionally, the works comprise a hip-to-gable roof conversion to the main dwelling and a corresponding gable roof to the side extension.

The proposal seeks permission for:

- a double storey side extension consisting of a gable roof
- A part single/ part two storey rear extension
- Hip-to gable roof conversion to the original dwelling
- Renewal of the existing front porch

Planning Permission (Ref. 139929/FO/2024) has previously been granted for the majority of these works, with the exception of:

- The Hip to Gable Conversion of the main dwelling and gable roof to the side extension to match original dwelling.
- The renewal of the front porch and incorporation of the roof to match neighboring property.

This retrospective planning application has been submitted for the above development for the reasons set out below:

The changes to the front porch were illustrated on the approved drawings but were not explicitly included within the description of development in the previous application. Therefore, we kindly request this to be reviewed within this planning application. The drawings submitted with this application contain annotations that describe the alterations between this proposal and the previously approved application, clearly identifying the differences.

The proposed hip-to-gable roof conversion is required because, during construction, it became apparent that the original hipped roof design did not provide sufficient internal head height. Following detailed discussions with Building Control, it was confirmed that the minimum 2.0 metre clear headroom requirement could not be achieved within the constraints of the hipped roof configuration. Consequently, it was determined that the only viable solution to ensure compliance was to replace the hipped roofs to both the main dwelling and the side extension with gable end



formations. Further information regarding this matter is provided within Drawing **P001_450 – Stairs**.

This image demonstrates that the roof was initially constructed in full accordance with the approved planning permission (Ref. 139929/FO/2024), which specified a hipped roof, and that every reasonable effort was made to comply with the approved design. During construction it became clear that the approved roof form resulted in unacceptable and non-compliant head height constraints within the internal accommodation. In order to overcome this, further mitigation measures were explored, including lowering the first-floor ceiling level by 100 mm; however, even with this adjustment, adequate and usable headroom could not be achieved.

It was therefore concluded that the approved hipped roof could not be delivered in a practical or functional manner. The alteration to a gable roof was the only viable solution to resolve these constraints and to ensure the creation of usable internal spaces, while maintaining the overall scale and character of the development.

This new application consolidates the full scope of works into a comprehensive proposal, as the intended scheme (Ref. 139929/FO/2024) did not prove workable due to the staircase head-height. As a result it was necessary to consider an alternative design solution.

CHARACTER OF THE AREA

A careful assessment of the street scene and surrounding townscape demonstrated that the character of the area - and Burnage Lane in particular - is defined by a varied yet cohesive roofs cape, predominately comprising gable-roofed forms. This is evident across both original dwellings and later side-extension gables, including symmetrical and asymmetrical semi-detached pairs. Therefore, the proposed hip-to-gable conversion and gable ended side extension are in keeping with the established pattern of development.

Examples of very similar properties along the street include, No. 902 and 773 Burnage Lane (among other similar designs), located within close proximity on the street and the application site, are of an identical design and scale to the host property and was used as a direct precedent when addressing the design issue that arose. The proposed development reflects the established pattern of the development along the street and is considered to accord with the prevailing character and appearance of the area. As such, it would not result in any material harm to the visual amenity of the street scene.

Document **P001_810** provides further evidence of the street scene and character of the area.

DESIGN, SCALE AND APPEARANCE

Policy DM1 requires development to demonstrate high quality design, respond positively to the local character, and avoid unacceptable impacts on residential amenity.

The proposed development complies with Policy DM1 for the following reasons:

- The double storey side extension is proportionate and subordinate to the host dwelling.
- The hip-to-gable roof conversion reflects common alteration within the surrounding area and integrates seamlessly with the building's form.
- The proposed gable roof to the side extension complements the proposed main roof, creating a cohesive, common and balanced elevation.
- Materials match that of existing dwelling ensuring visual continuity.

The proposed development maintains an appropriate scale and massing, retains a sufficient separation distance to the boundary with No. 880 Burnage Lane, and reflects the established character of the surrounding built form.

The hip-to-gable roof conversion extended the existing ridge line to form a gable end, a form of development that is common within the local area. This alteration improved the internal functionality of the staircase, Landing and Bedroom head-height while maintaining the character and proportions of the original property.

The part rear extension will not be prominently visible from the public realm and will not adversely impact the street scene. It is visible a little from Redstone road, however this type of development of rear dormer and rear extensions is very common within the local area.

The ground floor and first floor rear and side extension has been constructed using brick to match the original dwelling. The dormer is finished in dark grey composite timber cladding, providing a common, complementary yet contemporary contrast to the main house with a fiberglass flat roof. The ground floor rear extension incorporates a parapet roof finished in high-quality fiberglass, ensuring a clean, refined, and visually appealing appearance.

The existing property included a front porch; however, it required renewal due to its poor condition and its failure to visually align with the adjoining semi-detached property. The width of the porch has remained unchanged as part of the renewal, with only a modest increase in depth of 300mm. The roof design has been constructed to match that of the neighboring property, creating a more cohesive and consistent appearance along this road.

IMPACT ON RESIDENTIAL AMENITY

Residential Design Guide Council's Design Guide Compliance:

SIDE EXTENSION

- The extension remains subordinate in width and height relative to the original dwelling.
- The design maintains a clear distinction between the original dwelling and the extension with a set back on the first floor to highlight the distinction.
- The roof design aligns with the SPD Guidance, with the gable form providing a logical continuation of the previously approved hip roof structure.
- The side extension's gable ridge height is constructed at a lower height appearing subordinate to the host dwelling.
- The Property to the right (880 Burnage Lane) also has a double storey side extension with a sufficient gap with our shared boundary fence. The constructed gable elevation incorporates two obscure non-openable windows on the side of the property, enhancing natural lighting to the internal staircase, while the neighboring property (880 Burnage Lane) has no windows serving its two-story side extension, thereby preventing any overlooking or loss of privacy and light.

REAR EXTENSION

- The ground floor rear extension has been constructed across the main house and side extension. It is not visible from the public realm thus not having any effect on surrounding townscape. The first floor rear extension only covers a part of the rear and is modest in size.
- The constructed dormer is confined to the width of the original dwelling, remaining proportionate and visually subordinate to the host property. This approach is consistent with Manchester City Council's residential design guidance, which seeks to ensure that roof extension do not appear dominant or harmful to the character of the building or surrounding area. Dormers of this nature represent a common and acceptable form of development within Manchester's residential context.

PORCH RENEWAL

- The front porch renewal is modest in scale and proportionate to the principal elevation. The update enhances the appearance of the dwelling without dominating the frontage.

ROOF ALTERATION (HIP-TO-GABLE)

- Hip-to-gable roof extensions are a common form of development within Manchester area and in particular on Burnage Lane. The proposal retains the original ridge height, while the ridge of the side extension is set lower than the host dwelling, ensuring the extension remains proportionate and visually subordinate in accordance with good design principles.
- The roof tiles used are matching with the existing and neighboring properties roof tiles to maintain a consistent visual amenity and respect the character of the street and wider local area.

The overall development alteration of the hip-to gable is in accordance with Policy DM1 and the Residential Design Guide:

- There are no unacceptable overlooking as no additional side-facing windows have been added that would compromise neighbor privacy.

- The scale and positioning of the extensions ensure no significant loss of daylight, sunlight, or outlook to adjacent properties.
 - The development remains within the established residential envelope of the site.
- The proposal therefore safeguards neighboring amenity.

PLANNING POLICIES

The proposal has been designed in accordance with Policy DM1 (Development Management) of the Manchester Core Strategy, which requires development to demonstrate high quality design, respond positively to local character, and safeguard residential amenity.

The development also aligns with Policy EN1 (Design Principles and Strategic Character Areas) which encourages development that respects the character, scale and form of surrounding buildings. The proposed extensions reflect the established pattern of development along Burnage Lane and utilizes materials that match the existing dwelling, ensuring visual continuity within the street scene.

The proposal has been carefully designed to ensure compliance with Policy DM1 of the Manchester Core Strategy and the guidance set out within the Manchester Residential Design Guide SPD, which seek to ensure that new residential development does not result in unacceptable impacts upon neighboring occupiers in terms of privacy, outlook, daylight, or overbearing effects.

CONCLUSION

The proposed double storey side and part rear extension, hip-to-gable roof conversion, side extensions gable roof, and porch renewal represent a well-designed and proportionate enhancement to the existing dwelling. The scheme is consistent with the character of the area, safeguards neighboring amenity, and uses materials to match the existing property. The visual impact on the surrounding area is minimal. Developments of this nature are very common along this street and within the wider townscape.

- Complies with Policy DM1 of the Manchester Core Strategy
- Complies with Policy EN1 - Design Principles and Strategic Character Areas
- Accord with the Manchester Residential Design Guide SPD
- Accord with design principles of the National Planning Policy Framework
- Preserve the character of the area
- Protect neighboring residential amenity
- Represent high quality, contextually appropriate design

The proposal therefore is considered to comply with the relevant local and national planning policies and approval is kindly and respectfully requested.