PLANNING STATEMENT

Householder Planning Application

Site Address:
7 Saxholme Walk, Manchester, M22 1AZ

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1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for alterations and extensions to the existing dwelling at **7 Saxholme Walk, Manchester M22 1AZ**.

The proposal has been carefully designed to provide additional family accommodation while respecting the character of the existing property and the surrounding residential area. The development has been designed in accordance with national and local planning policies and represents an appropriate form of residential extension.

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2. The Site

The application site comprises an existing two-storey semi-detached dwelling located within an established residential estate.

The property benefits from a generous rear garden and side amenity space capable of accommodating domestic extensions without resulting in unacceptable impacts upon neighbouring occupiers.

The site is not a Listed Building and is not located within a Conservation Area.

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3. The Proposal

Planning permission is sought for:

- Loft conversion incorporating front rooflights and a rear dormer.
- Conversion of the existing garage into habitable accommodation.
- Single-storey wrap-around rear and side extension.

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- Installation of two rooflights within the flat roof of the rear extension.
- Replacement and alteration of existing windows and external doors.
- Associated internal alterations.

The wrap-around extension has been designed with:

- pitched roof to the side extension;
- flat roof to the rear extension;
- two conservation-style rooflights;
- materials to match the existing dwelling including white render, matching roof tiles and white uPVC windows.

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4. Permitted Development

The applicant acknowledges that a significant proportion of the proposed development is capable of being undertaken under **Permitted Development rights**.

In particular, the proposed single-storey rear and side wrap-around extension has been designed to comply with the dimensional limitations contained within **Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

The applicant has elected to submit one comprehensive planning application covering the entire scheme for administrative convenience.

Should planning permission be delayed, the applicant intends only to commence those elements that constitute Permitted Development and will not undertake any works requiring planning permission until consent has been granted.

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5. Design

The proposal has been designed to remain subservient to the host dwelling.

The extension adopts a simple architectural approach using materials matching the existing house.

The roof form reflects the character of neighbouring properties and avoids unnecessary visual prominence.

The two rooflights provide natural daylight to the extended kitchen and dining accommodation whilst maintaining a low-profile roof design.

Overall, the proposal integrates well with the existing dwelling and preserves the appearance of the street scene.

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6. Residential Amenity

The proposal has been carefully designed to safeguard neighbouring residential amenity.

The extension remains single storey and is positioned adjacent to existing boundary treatments.

No unacceptable overlooking will occur.

The additional rooflights are positioned within the extension roof and do not create overlooking opportunities.

The proposed loft conversion windows facing neighbouring properties will comply with any privacy requirements where applicable.

The proposal will not result in unacceptable loss of daylight, sunlight or overbearing impact.

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7. Highway Safety

The proposal does not alter the existing vehicular access arrangements.

Adequate off-street parking remains available.

The development is not expected to generate additional traffic movements which would adversely affect highway safety.

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8. Planning Policy

The proposal accords with the objectives of:

- National Planning Policy Framework (NPPF)
- Manchester Core Strategy
- Manchester Residential Design Guidance
- Manchester Local Plan policies relating to residential extensions

The proposal represents sustainable development by improving the existing housing stock without extending into open countryside or requiring additional infrastructure.

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9. Impact on the Character of the Area

The surrounding area contains a variety of residential extensions and alterations.

The proposed development reflects this established pattern of development.

The scale, design and appearance remain sympathetic to the existing dwelling and surrounding streetscape.

The proposal will not appear incongruous or visually dominant.

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10. Conclusion

The proposed development represents a well-designed extension and alteration to an existing family dwelling.

The proposal:

- is proportionate in scale;
- respects the character of the existing property;
- preserves the amenities of neighbouring occupiers;
- uses materials matching the existing dwelling;
- complies with national and local planning policy; and
- provides improved living accommodation for the occupants.

The proposal will not give rise to any significant adverse impacts and therefore planning permission is respectfully requested.

[redacted]
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