Planning Statement (7 pages)

Proposed Single-Storey Rear and Side Extension

25 Brookburn Road, Chorlton, Manchester, M21 8FF

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for the demolition of an existing conservatory and the construction of a single-storey rear and side extension at 25 Brookburn Road, Chorlton, Manchester, M21 8FF.

The proposal was previously submitted under the Larger Home Extension Prior Approval process. Whilst the Local Planning Authority concluded that the proposal did not satisfy the technical limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 due to the wrap-around configuration of the extension, no concerns were raised regarding the design, appearance, scale, neighbour amenity impacts or planning merits of the development. The previous refusal related solely to Permitted Development eligibility.

This application therefore seeks full planning permission for the same development.

2. Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located on Brookburn Road within a predominantly residential area of Chorlton.

The surrounding area is characterised by traditional semi-detached and detached residential properties of varying styles and ages. Numerous dwellings within the locality have been altered and extended over time, including single-storey rear extensions, side extensions, conservatories and other domestic additions.

The property benefits from a generous rear garden and a side passage separating the dwelling from No. 23 Brookburn Road.

3. Proposed Development

The proposal comprises:

- Demolition and removal of the existing rear conservatory.
- Construction of a single-storey wrap-around extension to the side and rear of the dwelling.
- Rear projection of approximately 5.5m from the existing rear elevation.
- Side extension of approximately 1.8m beyond the existing side wall.

- Flat roof construction with a maximum height of approximately 3.0m.
- New aluminium fenestration and rooflight.
- External materials selected to complement the appearance of the existing dwelling.

The proposal is intended to provide modern family accommodation through the creation of a larger kitchen, dining and family living area.

4. Design and Appearance

The proposed extension has been carefully designed to remain clearly subordinate to the host dwelling.

The extension is limited to a single storey and incorporates a contemporary flat roof form with a modest overall height of approximately 3.0m. This significantly reduces visual impact when compared to alternatives involving pitched roofs or two-storey additions.

The scale and massing of the extension are proportionate to both the host property and the plot size.

The proposed materials will complement the existing dwelling through the use of matching or closely matching brickwork and coordinated external finishes. The use of modern aluminium-framed glazing is typical of contemporary residential extensions and contributes positively to the overall design quality of the development.

Importantly, the extension remains well below the ridge height of the existing dwelling and will appear as a subservient addition when viewed from neighbouring properties and the public realm.

5. Impact on Street Scene

The proposed extension is located predominantly to the side and rear of the dwelling and will have very limited visibility from the public highway.

The majority of the development will be screened from Brookburn Road by the existing dwelling and the existing boundary treatment. In particular, the forward-most section of the proposed side extension will be positioned behind the existing timber driveway gate and fence, which is approximately 2.0m in height.

As a result, a significant proportion of the side extension will be screened from public view. Only the upper section of the extension above the fence line will be visible from the street, substantially reducing its visual prominence within the streetscape.

The proposal will therefore preserve the established character and appearance of Brookburn Road and will not result in any harmful visual impact upon the surrounding street scene.

Given its position behind the principal elevation of the dwelling and the screening provided by the existing boundary enclosure, the extension will not appear dominant, intrusive or incongruous within the wider streetscape.



Image: Front elevation as seen from Brookburn Road

6. Residential Amenity

No. 27 Brookburn Road

The proposed extension is single storey and limited to approximately 3.0m in height.

The extension is located to the rear of the dwelling and is not considered to result in material overlooking, loss of privacy or unacceptable overshadowing beyond that typically associated with domestic extensions of this nature.

No. 23 Brookburn Road

The proposed side extension projects approximately 1.8m into the existing side passage, maintaining a separation distance of approximately 986mm to the common boundary arrangement shown on the submitted plans.

The extension remains single storey with a modest overall height.

Given the limited height, scale and retained separation distance, the proposal is not considered to result in unacceptable overbearing impacts, loss of outlook, loss of daylight or loss of sunlight to neighbouring occupiers.

There are no windows proposed within the side elevations that would give rise to overlooking concerns.

Overall, the development is considered to provide a balanced solution that allows reasonable extension of the dwelling whilst safeguarding the amenities of neighbouring occupiers.

7. Planning Balance

The proposed extension represents a proportionate and sympathetic enlargement of an existing family dwelling.

The development:

- Removes an ageing conservatory.
- Improves the functionality and long-term usability of the property.
- Remains single storey in height.
- Is subordinate to the host dwelling.
- Has limited visibility from public viewpoints.
- Does not result in unacceptable impacts upon neighbouring residential amenity.
- Uses appropriate materials and detailing.
- Preserves the character and appearance of the surrounding residential area.

The previous Prior Approval refusal related solely to a technical Permitted Development limitation concerning the interpretation of the wrap-around extension under Class A of the GPDO and did not identify any substantive planning harm arising from the development itself.

The proposal should therefore be considered on its planning merits and is judged to constitute sustainable and appropriate domestic development.

8. Conclusion

The proposed development comprises a modest single-storey rear and side extension designed to provide improved family accommodation whilst respecting the character of the existing dwelling and the amenities of neighbouring occupiers.

The proposal is of an appropriate scale, form and appearance, would not adversely affect the character of the area and would not result in unacceptable impacts upon neighbouring residential amenity.

Accordingly, it is respectfully requested that Manchester City Council grant planning permission for the proposed development.

It should be noted that the Local Planning Authority's previous refusal under reference NOT-2026-001230 related solely to the technical interpretation of Schedule 2, Part 1, Class A.1(j) of the General Permitted Development Order and did not identify any design, visual amenity, residential amenity, highways, environmental or policy-based concerns arising from the development itself. Accordingly, the current application should be assessed on its planning merits, which clearly demonstrate that the proposal constitutes an appropriate and sustainable form of residential development.

Compliance with Planning Policy

National Planning Policy Framework (NPPF)

The proposal accords with the objectives of the NPPF by:

- Supporting sustainable development.
- Making effective use of previously developed residential land.
- Improving the quality and functionality of existing housing stock.
- Promoting high-quality design.
- Protecting the amenity of neighbouring occupiers.

The proposal constitutes sustainable domestic development which delivers environmental and social benefits without giving rise to unacceptable planning impacts.

Manchester Core Strategy

Policy SP1 - Spatial Principles

The proposal supports the continued sustainable use of an existing residential property and makes efficient use of existing developed land within an established residential area.

Policy DM1 - Development Management

The proposal demonstrates:

- Appropriate scale and massing.
- Good design quality.
- No unacceptable impact upon residential amenity.
- Compatibility with surrounding land uses.

The extension remains subordinate to the host dwelling and respects the character of the surrounding area.

Policy EN1 - Design Principles and Strategic Character Areas

The proposal has been designed with regard to the character of the area through:

- Appropriate scale.
- High-quality materials.
- Retention of spacing to neighbouring property.
- Respect for existing residential form and appearance.

The development therefore contributes positively to the built environment.

Residential Design Guidance

The proposal satisfies the key principles generally applied to householder extensions by:

- Remaining subordinate to the host dwelling.
- Avoiding unacceptable overlooking.
- Avoiding significant loss of daylight or sunlight.
- Preserving the character and appearance of the street scene.
- Maintaining satisfactory residential amenity for neighbouring occupiers.

END OF STATEMENT