Planning Statement

29 HAVERSHAM ROAD | CRUMPSALL
| MANCHESTER | M8 4JB

PROJECT NO: RA26121
DATE: 22-10-05
REVISION NO: -

RADNOR
ARCHITECTURE
PLANNING & DESIGN

PROPOSAL: TWO-STOREY SIDE AND REAR EXTENSION, LOFT CONVERSION WITH REAR DORMER, AND NEW FRONT PORCH

This application seeks permission for a two-storey side and rear extension together with a loft conversion and rear dormer, and a modest front porch at No. 29 Haversham Road. The property is a semi-detached dwelling within a residential area where extensions of varying scales are already present. Planning permission has previously been granted for a single-storey side and rear extension and front porch, establishing the principle of development on this part of the site.

The revised proposal has been designed to remain sympathetic to the host property and to avoid any terracing effect. The first-floor side extension is stepped back by 2 metres from the main front elevation, maintaining the visual separation between the pair of semis and preserving the rhythm of the street scene. To protect neighbour amenity, the rear element is set in by 1 metre at first floor level from the shared boundary. The adjoining property already benefits from a ground-floor rear extension.

The scheme respects local design guidance, including the 45-degree rule, and has been arranged to prevent unacceptable overshadowing, loss of light, or overlooking. The dormer is positioned on the rear roof slope and sized proportionately to the existing roof form. All external materials will match the existing dwelling to ensure a cohesive appearance.

Overall, the proposal represents a modest and well-considered extension that provides much-needed family accommodation while maintaining the character of the area and safeguarding neighbouring amenity. The development builds logically on the previously approved scheme and accords with relevant planning policies.