



Planning Statement

**32 Bannerman Avenue
Prestwich
Manchester
M25 1DZ**

Single Storey Front Extension

April 2022

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1. INTRODUCTION

1.1. This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 32 Bannerman Avenue for a single storey front extension.

1.2. This structure of the remainder of this statement is as follows:

- **Section 2:** provides an overview of the property, surroundings and relevant planning history.
- **Section 3:** describes the proposals.
- **Section 4:** assesses the development against the relevant planning policy considerations.
- **Section 5:** concludes this statement.

2. SITE DETAILS AND PLANNING HISTORY

Site Details

- 2.1 The application property, 32 Bannerman Avenue, is a two storey 3 bedroom terraced house. It is situated within the suburb of Prestwich in the administrative district of Bury Council.
- 2.2 The house is located on the south side of Bannerman Avenue and adjoins number 34 to the east and number 30 to the west. Properties to the front are over 20m away from the application property. The property has a paved front garden with boundary planting to either side of a parking area.
- 2.3 The properties along this stretch of Bannerman Avenue are modest sized terrace properties. The application property has previously been altered internally to provide larger room sizes and currently has just 2 rooms at ground floor level. Neighbouring properties numbers 28 and 30 have been extended with front porches. There are also examples of larger porch extensions at numbers 13, 17 and 69 Bannerman Avenue.
- 2.4 The area is residential and characterised by post war terraced and semi-detached properties. The property and surrounds can be seen in Figure 1.

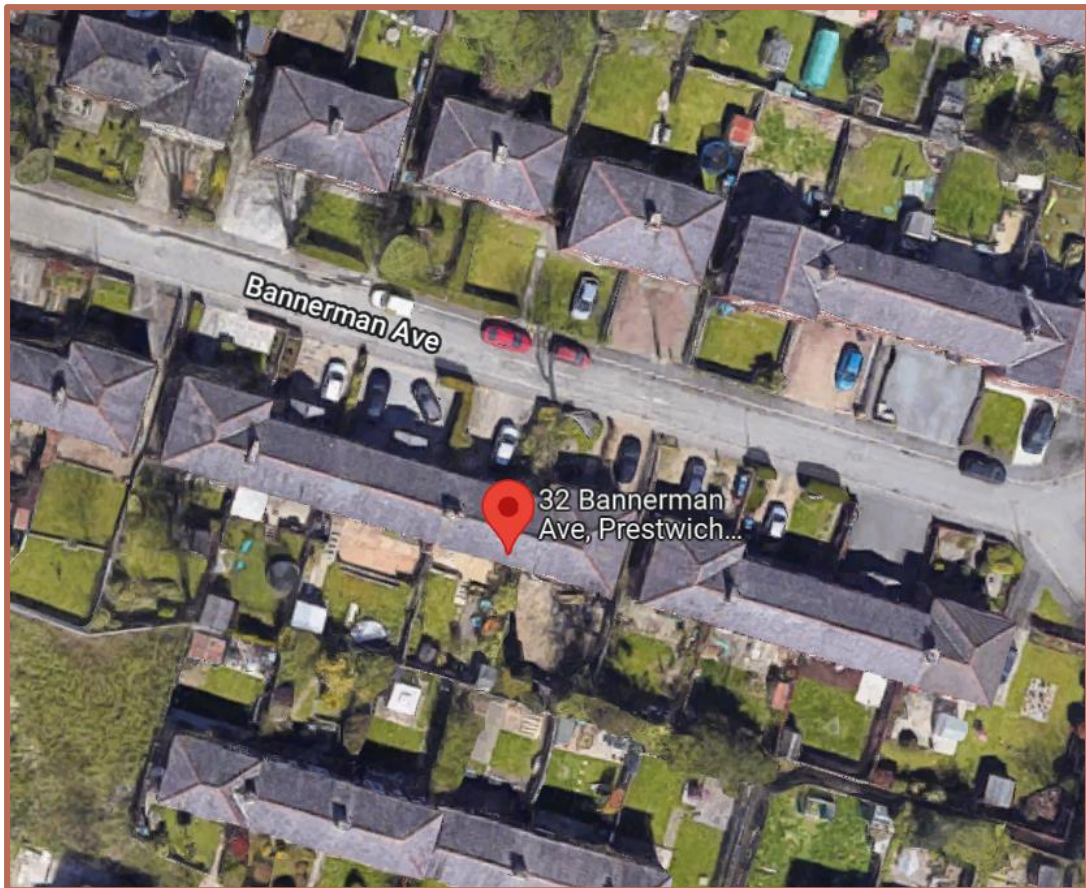


Figure 1: 32 Bannerman Avenue: Google Maps satellite imagery: Accessed April 2022

3. PROPOSED DEVELOPMENT

Proposed Development

- 3.1 The proposal is for a single storey front extension to provide for a reconfigured ground floor layout. The extension will incorporate a porch hallway with a front door and side window as well as part of an additional living room to the front of the property with new ground floor windows. The plans also show a reconfigured kitchen room at ground floor level and a new en-suite at first floor level – although these aspects of the proposals are internal only and do not form part of the planning application.
- 3.2 The terrace of houses is stepped with each end property being set further forward in the street scene. The single storey extension is proposed to project by 2m - slightly forward of the adjacent end terrace, number 34, roughly in line with number 30s porch. The extension is designed with a combined pitched roof above the proposed porch element and a mono-pitch roof above the rest of the extension.
- 3.3 The proposed extension will be finished in matching materials to complement the style of the existing property.

4. POLICY ASSESSMENT

- 4.1 This section sets out and appraises the proposal against the relevant planning policy considerations.

Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the Development Plan unless material planning considerations support a different decision being taken.

- 4.3 The statutory development plan for the area comprises:

- Extant Bury Unitary Development Plan (1997)

- 4.4 The saved UDP policies form the framework that planning applications are assessed against.

UDP Policy H2/3 Extensions and Alterations

- 4.5 UDP Policy H2/3 sets out the following factors that will be taken into account for applications:

- The size, shape, design and external appearance of the proposal;
- The character of the property in question and the surrounding area;
- The amenity of adjacent properties;
- Visibility for pedestrians, cyclists and drivers of motor vehicles

- 4.6 The single storey extension is to be situated to the front of the property, it is modest in scale with a porch appearance and due to number 32 being set further back from the pavement than neighbouring property number 34, it would not appear intrusive in the streetscene.

- 4.7 The extension is proposed with matching materials to ensure it is in keeping with the application property and the surrounding area.

- 4.8 The extension will project forward by just 2m and only slightly further forward than the end terrace number 34 and the porch at number 30. As such it will cause no amenity issues to the neighbouring properties from overbearing or overshadowing. The remaining parking area will be over 6 metres.

- 4.9 The new windows to the new living room to the front will be over 20m from the opposite property so there will be no overlooking concerns from these habitable room windows.

- 4.10 The proposed side window into the hallway will face the blank set forward elevation at number 34.

- 4.11 In summary the application complies with the relevant development plan policy UDP Policies H2/3.

National Planning Policy Framework

- 4.12 The National Planning Policy Framework 2021 (NPPF) includes the key objective of achieving sustainable development. Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development which means where policies most important for determining the application are out-of-date granting permission unless (i) the application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies taken as a whole.
- 4.13 NPPF also provides policies on a range of topics and is a material planning consideration in the determination of planning applications.
- 4.14 Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area as well as being visually attractive as a result of good architecture, layout and appropriate and effective landscaping. It also requires decisions to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 4.15 Paragraph 134 sets out:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

- 4.16 As set out above and below, the proposal has been designed to accord with the local policies on design of extensions. The design incorporates a number of features that will improve the energy efficiency of the property such as incorporating a porch and hallway and new windows.

- 4.17 Therefore the proposal accords with NPPF policies on design and sustainable development.

Other Material Considerations

Supplementary Planning Document – SPD6 Alterations and Extensions to Residential Properties (2020)

- 4.18 This provides additional guidance for householder developments. Guidance is given for all extensions including:

- Achieves a high standard of design and complements the original building by reflecting its design, massing, scale and finishing materials. Specific features, such as doors, windows and roof style and eaves, should particularly reflect the dwellings original shape, size, alignment and architectural integrity;
- does not have a detrimental impact on the character and appearance of neighbouring properties and general streetscene through poor design, siting or excessive bulk;
- does not significantly reduce the amount of daylight or sunlight enjoyed by neighbouring properties;
- does not reduce privacy through direct overlooking from windows, balconies or areas of raised decking;
- does not significantly reduce the amount of usable amenity space for the property or adjacent property to an unacceptable degree;
- has regard to the visibility of pedestrians, cyclists and drivers of vehicles;
- respects significant or prominent trees or other natural landscape features.
- has reasonable regard to safety and security, including helping to design out crime;
- has regard to the adequate storage of refuse within the site; and
- has regard to energy efficiency and sustainability.

- 4.19 The guidance also states that a front small extension or porch may be acceptable providing it meets a number of criteria:

- Proposals should reflect the design and proportion of the original dwelling;
- Proposals should respect original architectural features such as by windows and match the existing finishing materials;
- Pitched roofs will be required where appropriate;

- Extensions will not be permitted if they interfere with the proper parking and access arrangements at the property; and
- Consideration of the prevalence of street design.

4.20 As explained above the proposed extension has been designed to be in character with the existing property and it will be in keeping with the character of the street-scene.

4.21 The proposal will not have a detrimental impact upon neighbouring residential amenity by virtue of either overlooking, overshadowing or overbearing.

4.22 An adequate parking and refuse storage area will be retained to the front of the property.

4.23 The new porch and hallway will be beneficial to the energy efficiency of the property.

5. CONCLUSION

- 5.1 This planning statement has been prepared by Emma Jones MRTPI of Acer Town Planning. It accompanies a householder planning application at 32 Bannerman Avenue for a single storey front extension.
- 5.2 Planning law requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as set out at Section 38 (6) of The Planning Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990.
- 5.3 The relevant development plan policy is Bury Unitary Development Plan Policy H2/3.
- 5.4 The National Planning Policy Framework is also a material consideration in all planning decisions.
- 5.5 The key considerations in determining this proposal are considered to be design and amenity impact and this statement has assessed the proposal against the relevant policies.
- 5.6 The proposed extension has been sensitively designed to complement and be in keeping with the scale of the host property and the character of the area.
- 5.7 Due to number 32 being set further back from the pavement than the neighbouring property and the design being in keeping with the existing house, the modest extension would not appear prominent in the streetscene.
- 5.8 The proposal will not result in any impacts to residential amenity. The proposed extension will project slightly further forward than the end terrace number 34 and the porch of number 30 but it will not create any significant amenity impact to the neighbouring windows from either overshadowing, overbearing, privacy or loss of light.
- 5.9 Adequate car parking area would be retained to the front of the property.
- 5.10 In conclusion the proposed development is in accordance with the development plan UDP Policy H2/3, NPPF and SPD6.
- 5.11 As such it is respectfully requested that the application is approved.