

Demolition of existing single storey side extension and erection of two-storey side extension to dwelling at 1, Ringwood Avenue, Radcliffe, M26 1BP.

SITE

The application site comprises a mid-century, semi-detached , two-storey dwelling house set within a larger residential housing estate to which there are myriad architectural styles and external materials.

Over a number of years there have been numerous extensions undertaken to these properties which in effect have changed the general appearance of the area and street-scape. The application property itself has had single storey front and rear extensions and a single storey side elevation prefabricated garage extension constructed.

The application property is attached to number 3 Ringwood Avenue to the east, whilst to the west, 141, Outwood Road, is set at an angle presenting a large garden area to the application site.

PROPOSAL

It is proposed to demolish the existing pre-fabricated garage extension and to construct a two-storey side extension along the full depth of the original house and up to the boundary with 141 Outwood Road.

Paragraph 5 of the Council's Supplementary Planning Document 6, 'Alterations and Extensions to Residential Properties', requires that the front elevation of side extensions should be set away from the boundary and also set back from the existing front elevation in order to prevent any potential terracing effect with an adjoining property. However, where the proposal is on a corner plot, or where the adjoining property is set at an angle to the proposal, then this requirement can be relaxed. It is submitted that this is the case with the application and the siting of the extension be considered acceptable.

I would further refer to planning approval reference 68266/FUL, in which a side elevation extension is proposed without the front elevation being set back and the officer report states

The proposed side extension would come to within 1.25m of the side boundary. SPD6 can require the distance to the boundary and a first floor set back to add up to 1.5m in order to prevent the potential for a terracing effect. In this instance with the adjacent building being the maisonettes

with entrance doors and stairs to the side it is unlikely that this elevation would be built to. As such it is not considered necessary to request a 0.25m set back to the first floor front of the proposal at this particular site.

Due to the orientation of the rear elevation of 141 Outwood Drive, the extension would not have a detrimental effect on the amenity of the occupiers of 141.

The roof height will match that of the existing house but will have a gable end rather than a hip end construction. Whilst this may be considered not to match the vernacular of the street scene, it must be considered that all of the properties on Ringwood Avenue, would be able to construct a hip-to-gable extension under Class B of the current Permitted Development Rights.

The roof will be covered with natural blue slates, and the side and rear walls built with facing brickwork to match the existing property. The front elevation will be have a rendered finish of a colour to the future approval of the LPA. There are numerous examples in the immediate area, of properties with render finished front elevation walls.