

PLANNING STATEMENT

Ref: PP-15148986 - 2 Oakfield, Prestwich, Manchester, M25 0DP

Project number: GSS26025

Date: 11th August 2026

Proposal: Additional floor to existing bungalow

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Gold Sketch Studios Ltd on behalf of the applicant in support of a householder planning application at 2 Oakfield, Prestwich, Manchester, M25 0DP.
- 1.2 The application seeks consent for the construction of an additional storey and loft accommodation over the existing dwellinghouse, together with associated external alterations. The external alterations comprise an increase in the roof height and the introduction of additional fenestration to the side and rear elevations. The increase in roof height is sought in order to render the loft usable, as the space under the approved scheme is not of sufficient height to be occupied.
- 1.3 The principle of enlarging the dwelling by an additional storey, and the substantial increase in roof height associated with that storey, has already been formally established through the grant of prior approval under reference 73301, dated 2 July 2026. As set out below, the further alterations now proposed are modest, are entirely consistent with the approved scheme, and give rise to no unacceptable planning harm.
- 1.4 This Statement should be read in conjunction with the application drawings prepared by Gold Sketch Studios Ltd and the other documents submitted in support of the application.

2.0 SITE AND SURROUNDINGS

- 2.1 The application property is a detached, single-storey brick dwellinghouse occupying a corner plot at the junction of Oakfield and Beechwood Road in Prestwich. The dwelling is set within a generous curtilage and benefits from off-street parking, which is to be retained.
- 2.2 The surrounding area is residential in character and comprises a mix of dwelling types, sizes and roof forms, with a corresponding variety of external materials. There is no single, uniform building typology that characterises the immediate street scene.
- 2.3 The site is not subject to any statutory heritage designation. It does not lie within a conservation area, does not contain or adjoin a listed building, and is not affected by any other designation that would constrain the development now proposed.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The site has a recent and directly relevant planning history. Most materially, prior approval was granted on 2 July 2026 under reference 73301 for the enlargement of the dwellinghouse by the construction of one additional storey under Class AA of the General Permitted Development Order. That approval followed the refusal of an earlier prior approval application, reference 73129, on 29 May 2026, and the subsequent scheme was found to be acceptable and was granted.
- 3.2 The delegated report determining application 73301 assessed the additional storey against the relevant considerations and concluded that it was acceptable in terms of its impact on the amenity of neighbouring residents and its external appearance. In particular, the case officer confirmed that the separation distances to neighbouring dwellings were compliant with the Council's guidance, that the proposed use of brick to match the existing dwelling would not appear out of character given the mixed palette of materials in the area, and that the window design was consistent with the existing dwelling.
- 3.3 The additional storey approved under prior approval 73301 therefore remains capable of implementation. It represents a genuine and readily achievable fallback position against which the current proposal falls to be assessed.

4.0 THE PROPOSAL

- 4.1 The proposal builds upon the approved additional storey. It comprises the construction of an additional storey and loft accommodation, a reconfiguration of the internal layout, and external alterations to the roof and fenestration. The proposed footprint mirrors the original footprint of the dwelling, consistent with the scheme previously approved.
- 4.2 In relation to roof height, the highest point of the existing dwelling is 4.35m. Prior approval 73301 granted an increase of 3.4m to that height, taking the approved highest point to 7.75m. The current application seeks a further increase of 86cm, resulting in an overall highest point of 8.6m. The additional height now sought is therefore limited to 86cm. This modest increase serves to render the loft usable, the space under the approved scheme not being of sufficient height to be occupied, and would bring the dwelling to approximately the height of the neighbouring houses, allowing it to sit comfortably within the established street scene.
- 4.3 A householder planning application is required because this incremental increase in roof height, together with the additional fenestration described below, takes the works beyond the parameters of the permitted development right relied upon for the approved additional storey. The application accordingly seeks full householder consent for the scheme as a whole.
- 4.4 The external alterations to fenestration comprise the following. Two narrow, obscure-glazed windows are proposed to the left side elevation. One additional window is

proposed to the right side elevation. Three additional windows, which are obscure-glazed and serve non-habitable rooms, are proposed to the rear elevation.

5.0 PLANNING ASSESSMENT

Principle of development

- 5.2 The principle of enlarging the dwelling by an additional storey, and of a substantial 3.4m increase in roof height, is already established by prior approval 73301. The further 86cm of roof height now sought is required for a specific and reasonable purpose, namely to render the loft usable. Under the approved scheme the loft was not of a sufficient height to be occupied, and the modest additional height proposed would allow this space to be brought into practical use. The determinative planning issues raised by the current application are therefore limited to the acceptability of this further 86cm of roof height and of the additional fenestration, and not the acceptability of the additional storey in principle, which has already been accepted.

Roof height and external appearance

- 5.3 The additional 86cm of roof height must be viewed in the context of the 3.4m uplift already found acceptable. It is a modest and proportionate increment that does not materially alter the scale, massing or appearance of the approved dwelling as it would be perceived in the street scene. The proposed dwelling would continue to read as a two-storey property of a form and height that sits comfortably within the varied character of the surrounding area.
- 5.4 In design terms, the proposal continues to use brick to match the existing dwelling and adopts a window design consistent with the property, as was accepted in the determination of prior approval 73301. Given the mixed use of materials and roof forms in the area, the proposal would not appear out of character and would not cause any harm to the character or appearance of the street scene. The scheme therefore accords with the design objectives of Policy H2/3.
- 5.5 The existing dwelling is a single-storey bungalow and is the only bungalow on the street. The additional height now proposed would raise the dwelling to a scale broadly comparable with the two-storey houses that otherwise characterise the street. Rather than introducing an incongruous form, the proposal would bring the property into closer conformity with the prevailing height and massing of its neighbours, reinforcing the consistency of the street scene. This weighs positively in the assessment of the proposal's effect on the character and appearance of the area.

Impact on neighbouring amenity

- 5.6 The impact of the additional storey on neighbouring amenity has already been assessed and found acceptable. The case officer confirmed separation distances of approximately 20m to neighbours to the south, approximately 20m to neighbours to the east, and approximately 21m to neighbours to the west, each of which was considered compliant with the Council's guidance. The nearest neighbour, to the north, lies approximately 3m off the party boundary, and the officer concluded that the

relationship was acceptable, noting in particular that the proposal is sited away from the rear amenity space of that property.

- 5.7 The additional fenestration now proposed does not disturb those conclusions. The two windows to the left side elevation are obscure-glazed and would not give rise to any material overlooking of, or loss of privacy to, the adjoining property on that side. The single additional window to the right side elevation faces a neighbour separated by a generous distance and would not result in any harmful overlooking.
- 5.8 The three additional windows to the rear elevation are obscure-glazed and serve non-habitable rooms. They look out principally over the application property's own rear garden, and the separation distances to the surrounding dwellings, which the case officer has already found to be acceptable, are maintained. There would be no material increase in overlooking or loss of privacy to any neighbouring occupier as a result of these windows, and no harmful loss of light or outlook would arise.

6.0 CONCLUSION

- 6.1 The principle of enlarging the dwelling by an additional storey, and of a substantial increase in roof height, has already been established by prior approval 73301, which remains implementable as a fallback. The current householder application seeks only a modest further 86cm of roof height, together with additional fenestration that has been designed to protect the amenity of neighbouring occupiers. As the existing dwelling is the only bungalow on the street, the additional height would raise the property to approximately the height of the neighbouring houses, allowing it to sit comfortably within, and to complement, the established street scene.
- 6.2 The proposal would cause no harm to the character or appearance of the area and no harm to the amenity of neighbouring residents. There are no material considerations that indicate the application should be refused. The applicant respectfully requests that planning permission be granted.