

Planning Statement

21 Wolsey Street, Radcliffe, Manchester, M26 3AS

1. Introduction

- 1.1. A planning statement has been prepared to support the application of a rear single-storey extension & chimney removal.

2. Site Description & Context

- 2.1. The property is a two-bedroom end terrace residence featuring a front and side red-facing brickwork with a rear pebble dash render rear, uPVC windows, and a hipped roof structure.

3. Proposed Development

- 3.1. The proposal involves the construction of a single-storey rear extension, incorporating a flat roof design.
- 3.2. External walls of the extension will include a pebble dash render finish.
- 3.3. Chimney removal.

4. Planning Policies

- 4.1. A two-storey rear extension has been completed at 21 Wolsey Street, utilising the rear garden space to appropriately increase the footprint of both the ground and first floors of the property.
- 4.2. The adjoining property features a door in close proximity to the proposed extension. As this opening does not serve a habitable room, it will not impact the neighbouring amenity.

5. Conclusion

- 5.1. The proposed single-storey rear extension and chimney removal have been designed to complement the existing property and surrounding context. The materials and form will integrate with the existing rear elevation, maintaining a consistent appearance. The development will not result in any adverse impact on neighbouring amenity. It is therefore considered that the proposal accords with relevant planning policies and should be granted approval.