

PLANNING NOTE

REF: DA24038 - 12 MEADFOOT RD

SITE ADDRESS: 12 MEADFOOT AVE, PRESTWICH, MANCHESTER M25 0AR

DATE: MAY 2025

PROPOSAL: LOFT EXTENSION

- 1. Introduction:** This planning note provides an overview of the planning history, current proposal, and justification for the proposed loft extension at 12 Meadfoot Avenue. It outlines the context of the site, planning history, and the rationale for the current application.
- 2. Background:** We initially submitted an application for a two-storey side and rear extension with a loft conversion at 12 Meadfoot Avenue on behalf of our client. During the initial application process, the planning officer requested that the loft conversion be limited to the existing house footprint only. In response, we revised the proposal, reducing the loft area to cover only the existing house.
- 3. Approval of Initial Application:** The first application was subsequently approved with the reduced loft area, limited to the existing house. This decision was made despite the fact that many neighbouring properties in the area have loft conversions that extend over the first-floor extension as well.
- 4. Neighbour's Development:** Following our client's approval, a neighbouring property received approval for a two-storey side and rear extension. The initial concern was that our proposed loft extension could appear overbearing on this neighbour. However, with their own two-storey extension now being constructed, this concern is no longer relevant.
- 5. Current Application:** We are now submitting an application to extend the loft over the new first-floor extension, consistent with what is commonly permitted in the area. Construction on site has so far proceeded in accordance with the first approval, including the ground and first-floor side and rear extensions. Our client has now

reached the roofing stage and wishes to proceed with the loft extension as originally proposed.

The submitted plans are the previously approved plans, reflecting the superstructure as constructed on site. Given that this structure has been built out in accordance with the original approval, these plans now accurately represent the existing situation on site.

- 6. Justification:** The proposed extension of the loft over the new first-floor extension aligns with the prevailing character of the area, where similar developments have been permitted. Given the recent approval for the neighbour's similar extension and the lack of any remaining concerns about an overbearing impact, we believe this proposal is fully justified.
- 7. Separation Distances and Amenity Protection:** The proposed development maintains a substantial separation distance from neighbouring properties, with over 10.5 metres from the rear of the extension to the end of the garden and 15 metres to the nearest first-floor window of the rear neighbouring property. These distances significantly exceed the minimum guidelines for maintaining privacy and avoiding overbearing impacts.
- 8. Policy Compliance:** This proposal complies with the relevant policies of the local Householder Extensions Policy, which supports development that is in keeping with the character of the area and does not cause unacceptable harm to neighbouring amenity. It also aligns with the NPPF, ensuring that development is appropriate in scale and design while respecting the local context.
- 9. Conclusion:** In conclusion, the proposed loft extension over the new first-floor extension is a reasonable and justified enhancement to the property. It reflects the established character of the area, maintains appropriate separation distances to protect neighbouring amenity, and aligns with both local policy and the NPPF. Given the context of the site and the planning history, we respectfully request that this application be supported.