

Planning statement in support of the proposed project.

Your ref: **69640**

Introduction.

This planning statement has been prepared to accompany a planning application for a extension of existing loft conversion with dormers at rear, extend existing garage and convert to side extension as habitable space, front porch, and internal alteration at 2 Mount Pleasant, Prestwich, Manchester, M25 2SD.

The building is existing bungalow ground floor, living room, kitchen, garage, and bedrooms to the first-floor dormer. Please see the figsure1 existing plan layout.

Figure 1 existing site plan layout.

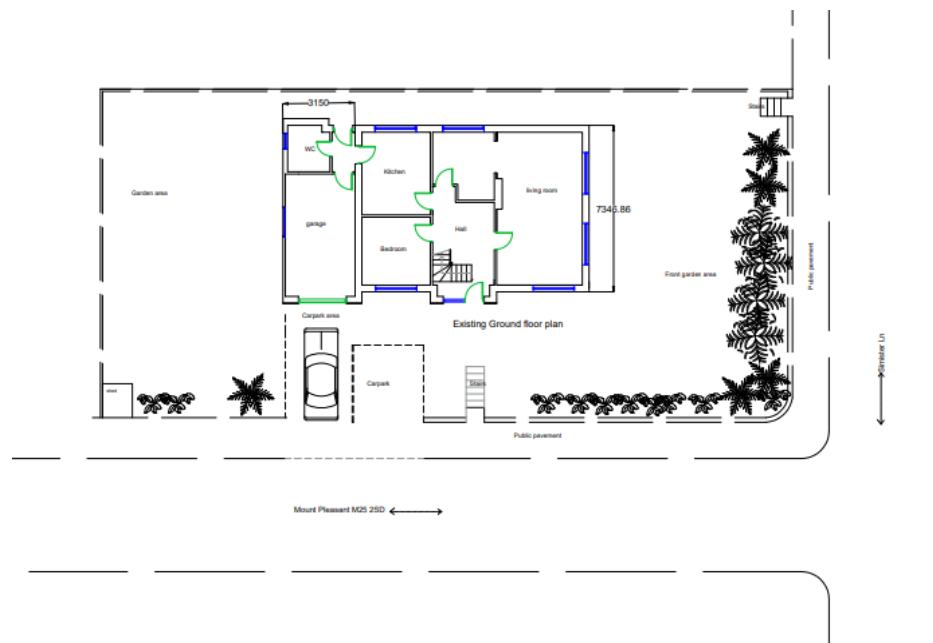
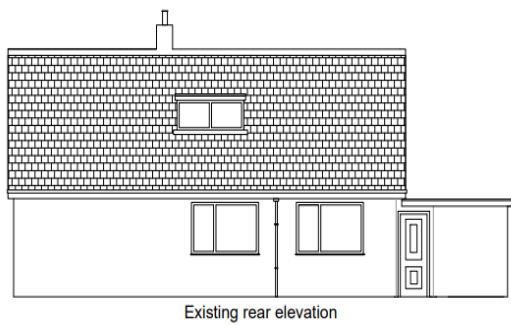


Figure 2 Front elevations





Figure 3 existing elevations.



Layout.

The new construction is located on the rear and side elevation of detached property. The side extension will be set back a minimum of 6m from back of pavement to allow for car parking. Pedestrian access will be via , the existing footpath to the front door.

The proposed is to demolished an existing single-story garage on the side E-S elevation of the above dwelling and construct a single-story side extension with above balcony located over the area of the former garage and 2m extension.

The proposed porch extends 1.8m project from the main entrance.

It is intended to create additional accommodation for a growing teen age family with an enlarged kitchen area to the rear and family room to the side incorporating a toilet and guest bedroom for periodic visit by an elderly, infirm family member who has difficulty negotiating stairs and require facilities at ground floor level.

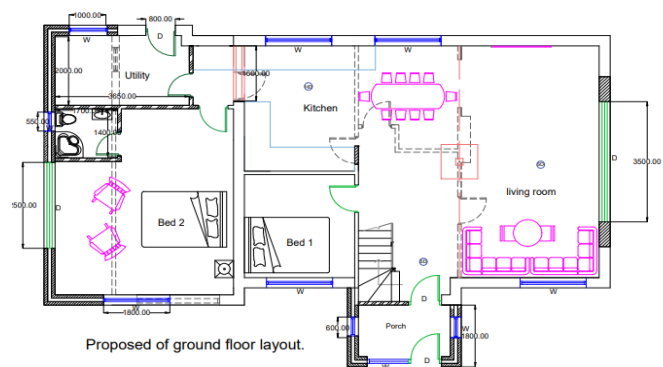
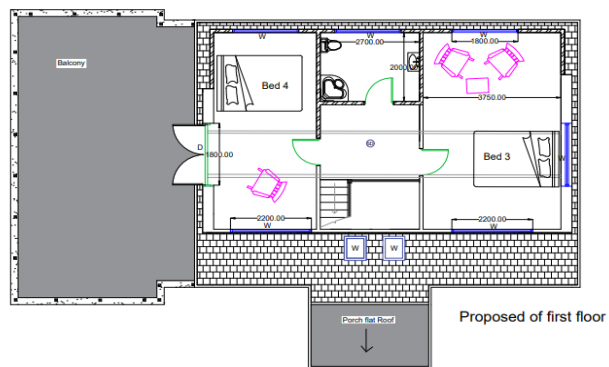
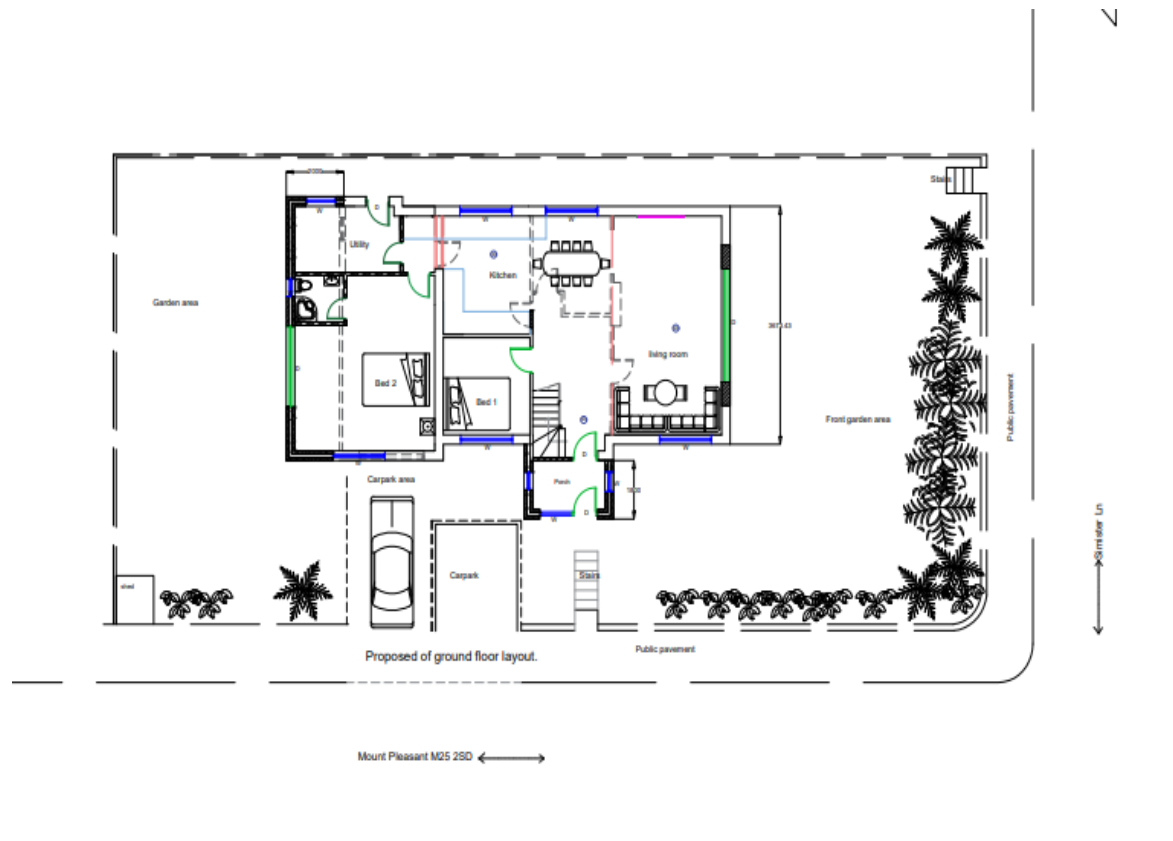
The proposed rear dormer will extend 1.3m to the existing dormer. The proposed dormer roof is not higher the existing roof and ridge line, positioned rear elevation at the back and streets where there are no other dormers to the front. The dormer will set back from the fiaci about 1m from the original wall and 0.6m from the side walls. Dormer distance from the adjacent neighbour boundary is 1.7m and side extension from the boundary 6m. The proposed rear dormer will not be significantly different in terms of, elevations, materials and is subsequently considered to be acceptable.

The proposed dormer has 3 windows with the same design of the existing windows in the rear elevation of the house. The dormer windows are also aligned with the below windows in order to incorporate the proposed dormer extension in the existing building.

The proposed side extension and rear dormer as it is a positioned will not cause any obstruction to the neighbouring properties and the character of the area.

The massing and positioning of the dormer extension and balcony were carefully designed to ensure no overlooking occurs to existing windows or roof lights of neighbouring properties. The roof dormer is subservient to the overall mass and volume of the house. All proposed external works are contained within the existing roof geometry and are out of sight from street views.

Figure 4 proposed site layout, floor plans and elevations.



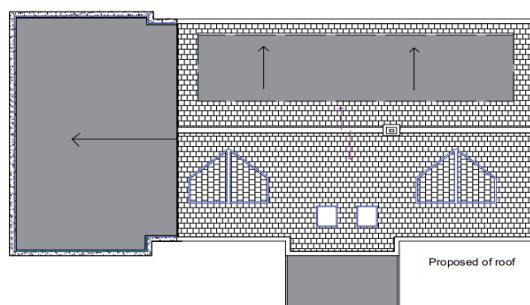


The proposed dormer and side extension reflect the building original, materials, shape, size, alignment, and architectural integrity. The dormer flat roof more appropriate to this building and street scene. The side extension and front porch will not cause any obstruction to front existing carpark, side garden and street scene.

Materials

Materials Covering to front and rear roof slopes will be retained as existing. The material palette has been carefully chosen to be sympathetic to the building original of the design guide in SPD6. Roof tiles has been selected as the primary material for the dormer extension. Window frames at dormer extension are proposed to match the existing windows of the property.

Figure 5 materials covering and proposed roof plan.



Green Belt issues and NPPF.

The side is within the adopted Green Belt and the proposed extension and loft conversion does represent a materiality. The proposed will not project excessively from the original wall and not cause obstruction the original architect feature, match with existing appearance materials, landscape, and access to the property. Therefore, the proposal generally acceptable in SPD6. However, Simister village is entirely washed over by the Green Belt and is an established compact residential area. There are many examples of recent development within the village including single- and two-story extensions and loft conversion to neighbouring properties in Mount Pleasant.

The side extension and porch are single story, with low flat roof profile to the front elevation and side elevation to keep the original architect feature. The rear loft conversion set back from the rear elevation and sheltered from view along the street. The proposal would not therefore impact on the character or openness of the Green Belt and have little impact on the current Street scene, it will not harm the visual impact of the area, or the resident amenities of neighbour properties.

NPPF stated that improve existing building and retain, enhance landscapes and visual amenity has beneficial by the combined requirement of planning policy expectations (paragraph 145.) Planning policy should be positive, promote competitive surrounding neighbours and set out SPD6. The proposed will reflect and proportion of the original dwelling. Proposal will respect original architectural features such as existing finishing materials. The side extension will not provide in disproportionate additions over and above the size of the original building.

The proposed dormer not facing to a highway and not a disproportionately large portion of the roof. The dormer not overlooking of a neighbouring property. The proposed roof will not increase ridge height and not harm the character of the area SPD6 and NPPF paragraph 145 and 149.

Flat dormer roofs should be avoided, unless considered more appropriate to the particular building or the street scene.

Dormers which wrap around the side ridges of a hipped roof are not acceptable.

Materials should match the existing roof material, unless considered more appropriate to the particular building or the street scene.

Dormers facing a highway should not occupy a disproportionately large portion of the roof. In addition, they should be set in at least 0.5 metres from side/party walls and set back at least 1m behind the main wall.

Dormers with pitched roofs should not project above the original ridge line. In all other cases the roof of the dormer should be 0.5 metres or more below the main ridge line.

Dormer windows should seek to line up vertically with existing windows and match their style and proportions. any dormer which results in undue overlooking of a neighbouring property will be unacceptable and dormers will be expected to maintain normal aspect standards.

Conversion of existing flat roofs to pitched roofs is generally considered acceptable.

Proposals to increase the height of a house or bungalow by extending the roof can appear incongruous and will be assessed on its impact on the character of the street scene and amenity of neighbours. In these cases a street scene elevation will be required to show the impact of the increased ridge height on the character of the area.

To avoid the appearance of uncharacteristic terracing, the front elevation at first floor level should be set back by at least 1.5m from the main frontage of the original house.

In cases where there would be a gap to the side boundary, a lesser set back would be acceptable where the set back and gap remaining to the boundary total 1.5m, the requirement for a setback at the front may be relaxed in other instances e.g:

- *on corner sites*
- *on very short rows of houses*
- *where a property is adjacent to an area of 'open space'*
- *where there is a very irregular building line along the street*

where there are significant ground level differences and - where adjacent properties are of significantly different styles (e.g. bungalows next to houses)

Flat roofed extensions will not be permitted unless they reflect the style of the existing property;.

On corner plots, extensions will normally be required to occupy not more than half of the available width of the side area or to leave a minimum of 2m from the boundary with the public highway to the side.

However, a lesser setback may be acceptable where the site is well screened or where the prevailing pattern of development in the locality is typified by relatively shallow frontages.

And. Where properties are staggered, extensions will not normally be permitted where they would encroach beyond a prescribed line that is determined by a 45° angle from the mid-point of an adjacent property's rear principal window to a habitable room (see appendix 1).

Scale

The proposed side extension is 8.1m x 5.1m externally with eaves height of 2.5m above ground level, front porch 3.m x 1.8m externally with eaves height of 2.4m above ground level and first floor loft conversion 9.5m x 1.3m externally with eaves height of 2.3m above first floor level. The loft set back 0.6m from eaves along the rear elevation with a large offset from ridge. Accommodation will comprise, a family room, a guest bedroom, shower room, font porch and extend existing rooms to the loft space.

Landscaping

Hardstanding for car park parking on the front elevation will be constructed of porous or permeable materials or laid to direct rainwater towards lawn or border. Remaining garden to front and rear will be cultivated with low level plants and shrubs. Remaining land beyond the site curtilage will be retained as rough grassland.

Appearance

designed to incorporate architecture features, materials , colours and texture employed in the design of the existing dwelling a will reflect the character and scale of neighbouring properties. There is a mixture of 2 story and bungalows houses along this roadway, all with limited space between shared boundaries. The neighbouring property is bungalows and relatively low-level structure, will not be a dominant feature and have little impact on the current street scene. As the building is set back from the common building line it will not harm via impact of the area, or the residential amenities of neighbour properties.

Access.

Access to the side is gained via an existing pavement crossing serving the former garage and main entrance to the property. The driveway will be upgraded to add additional car park and provide suitable hardstanding.

The proposed extension, dormer to 2 Mount Pleasant.

Calculation of volume using planning portal calculator.

Existing dwelling, existing dormer, and gables

Height:	H	2.6
Width:	W	7.350
Length:	L	13.50
Rise	R	1.5
Ridge Lth	P	13.50
Gable hip	Q	0.3
Total volume:		333.51 cm

Proposed loft extends to existing loft conversion.

Height:	H	2.3
Width:	W	1.3
Length:	L	9.1
Total volume:		13.6 cm

Proposed side extension

Height:	H	2.4
Width:	w	4.8
Length:	L	7.50
Rise	O	0.30
Total volume		43.20 cm

Proposed of front porch

Height:	H	2.3
Width:	w	1.8
Length	L	3
Total volume		6.21 cm

Total proposed 63.01

Volume not increase 33%