

Planning Statement

66 ALBERT AVENUE |
PRESTWICH | M25 0LX

PROJECT NO: RA26016
DATE: 30-04-26
REVISION NO: -



RADNOR
ARCHITECTURE
PLANNING & DESIGN

1. INTRODUCTION

This Planning Statement has been prepared in support of a full planning application relating to No. 66 Albert Avenue, Prestwich.

The application seeks permission for the creation of an additional self-contained residential apartment within the approved loft conversion space at the property.

The proposal follows a previously approved planning permission relating to roof extensions and loft conversions at Nos. 66, 66A and 68 Albert Avenue, including front and rear dormer extensions and associated roof alterations. The current application therefore primarily relates to the revised internal arrangement of the approved loft space at No. 66 in order to accommodate an additional residential unit.

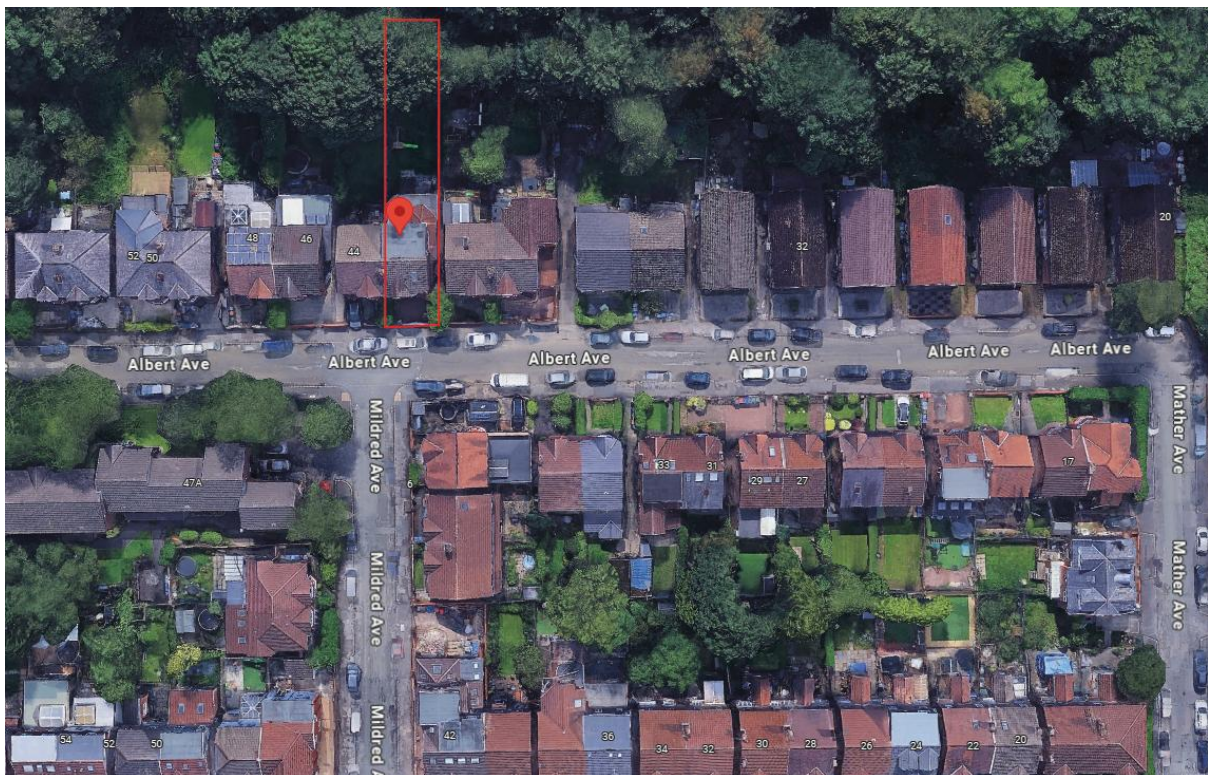


Image: Site of 66 Albert Avenue

2. SITE AND SURROUNDINGS

The application site relates to a pair of semi-detached residential properties located on Albert Avenue, Prestwich, within an established residential area characterised predominantly by traditional two-storey dwellinghouses.

No. 68 Albert Avenue operates as a single dwellinghouse, whilst No. 66 has historically operated as a maisonette arrangement comprising two self-contained apartments, with one apartment at ground floor level and one apartment occupying the upper floors.

The surrounding area is residential in character and benefits from access to local services, public transport links and wider amenities.

3. PLANNING HISTORY

Planning permission was previously granted for:

- roof alterations and loft conversions with front and rear dormer extensions at Nos. 66, 66A and 68 Albert Avenue;
- new front porches; and
- a single storey rear extension at No. 68.

Under the approved scheme, the roof at No. 66 was to be extended through the formation of front dormers, a rear box dormer and associated roof alterations in order to enlarge the existing upper floor accommodation.

The approved loft conversion has not yet been implemented and therefore remains proposed development in planning terms. As such, the current application drawings continue to illustrate the approved roof alterations and dormer extensions.

Importantly, the principle of extending and utilising the roof space for residential accommodation has already been accepted by the Local Planning Authority under the previous approval.

The officer's delegated report for the approved application concluded that the roof alterations and dormers were acceptable in visual and residential amenity terms and complied with Policy H2/3 and SPD6 guidance. The report further confirmed that there were no significant overlooking or residential amenity concerns arising from the approved development.

4. PROPOSED DEVELOPMENT

The current proposal seeks permission for the creation of an additional self-contained apartment within the previously approved loft conversion space at No. 66 Albert Avenue.

The proposed apartment would comprise a modest single-bedroom, single-occupancy residential unit.

The proposal does not seek any material changes to the external form of the previously approved development. The approved front dormers, rear dormer extension and associated roof alterations would remain substantially unchanged from the permission already granted by the Council.

As such, the proposal principally relates to the revised internal arrangement and use of the approved loft accommodation.

5. RESIDENTIAL AMENITY

The proposal would not give rise to any material additional impact upon neighbouring occupiers beyond that already approved under the extant planning permission.

The Council previously confirmed that the approved roof alterations would not result in any serious overlooking or residential amenity concerns. The current proposal does not materially alter the approved dormer arrangement or introduce additional openings that would worsen neighbouring amenity impacts.

The proposed apartment has been designed as a modest single-occupancy one-bedroom unit and provides compliant residential accommodation. All habitable rooms are served by natural light and ventilation.

Overall, the proposal is considered to provide an acceptable standard of accommodation for future occupiers without resulting in material harm to neighbouring residential amenity.

6. REFUSE, CYCLE STORAGE AND PARKING

Adequate external space exists within the rear garden area to accommodate additional refuse and recycling storage associated with the proposed apartment.

Given the modest scale of the proposed unit, its intended single-occupancy nature, and the site's sustainable residential location, the proposal is not anticipated to result in any significant increase in parking demand.

Secure cycle storage can also be accommodated within the site.

7. CONCLUSION

The application seeks permission for the creation of an additional self-contained apartment within previously approved loft conversion space at No. 66 Albert Avenue.

The principle of extending and utilising the roof space for residential accommodation has already been accepted by the Local Planning Authority through the extant planning permission. The current proposal does not materially alter the approved external form of development and therefore does not introduce any significant additional visual or residential amenity impacts beyond those already considered acceptable by the Council.

The proposed apartment would provide a suitable standard of accommodation, with compliant internal space standards, natural light and ventilation to habitable rooms, and adequate provision for refuse and cycle storage.

Overall, the proposal represents an efficient use of an existing residential property within a sustainable residential location and is considered acceptable in planning terms.