

Supporting Planning Statement

Proposed Ground and Lower Ground Floor Extension and Proposed Side Extension Above Existing Garage including Rear Balcony

153 High Lane, Brown Edge, ST6 8QA

1. Introduction

This Planning Statement has been prepared in support of an application for a first-floor extension above the existing garage, together with a lower ground floor extension, ground floor rear extension and rear balcony and associated alterations at 153 High Lane.

The proposal seeks to provide additional accommodation for the occupants whilst respecting the character of the existing dwelling, neighbouring properties and the wider residential area.

2. Site and Surroundings

The application site comprises an existing semi-detached dwelling located within an established residential area.

The immediate surrounding area contains a varied mix of detached, semi-detached and bungalow-style properties. A significant number of properties within the very close vicinity have been altered, extended or granted planning permission for residential enlargement, including loft conversions, two-storey side and rear extensions, balcony features, outbuildings and other substantial additions, as set out in Appendix A.

The locality therefore displays an established pattern of residential adaptation and evolution, rather than a uniform or unaltered street scene

3. The Proposal

The proposal comprises:

- First-floor extension above the existing garage.
- Lower ground floor extension.
- Ground floor rear extension.
- Rear balcony.

The development has been designed to integrate with the existing dwelling through matching materials and complementary detailing and remains proportionate to the scale of the host dwelling.

4. Design and Character

The proposed extension has been designed as a natural continuation of the existing dwelling.

The first-floor element is positioned above the existing garage footprint and therefore builds upon an established part of the property rather than extending into a previously undeveloped area. The scale, form and appearance of the proposal are considered appropriate to both the host dwelling and the varied character of the surrounding area.

The development will preserve the appearance of the street scene and be keeping with more with neighbouring properties who are primarily all extended in some form.

5. Impact on Residential Amenity

Daylight, Sunlight and Outlook

The adjoining property comprises an extended bungalow with loft accommodation. It is acknowledged that the proposed first-floor extension above the existing garage will alter the outlook from one of the loft room windows facing the application property.

However, the affected north-east facing window does not currently benefit from an unrestricted open aspect (Appendix B) and already overlooks the existing garage roof and side elevation of the application dwelling. The proposal therefore extends an established built relationship rather than introducing development into a previously open gap between properties.

Furthermore the loft room benefits from two large windows on separate elevations. Whilst the outlook from the north-east facing window will change, the room will continue to benefit from a large south-east facing window which remains entirely unaffected by the proposal. This window provides the principal source of natural daylight due to its SE outlook and sunlight to the room and will continue to provide appropriate levels of light, outlook and ventilation.

The proposal would not result in the loss of a habitable room window, nor would it leave the room reliant upon limited natural light. Whilst there will be some change in outlook, the room will continue to benefit from acceptable levels of residential amenity.

It is therefore considered that the proposal would not result in an unacceptable loss of daylight, sunlight or outlook to neighbouring occupiers.

Privacy

The proposal has been designed to maintain acceptable levels of privacy between neighbouring properties.

A single side-facing window is proposed; however, it will be obscure glazed and positioned at a high level, preventing any overlooking of neighbouring properties.

The proposal therefore does not result in any unacceptable loss of privacy or harmful overlooking.

Overbearing Impact

The proposal has been designed to remain proportionate to the host dwelling and avoid creating an overbearing relationship with neighbouring properties.

As the first-floor extension is positioned above an existing garage, it builds upon an established built form rather than introducing substantial massing into a previously open space. The resulting relationship between the properties is considered acceptable and would not appear unduly dominant or oppressive.

Overall, the proposal maintains acceptable levels of residential amenity for neighbouring occupiers.

6. Existing Pattern of Development

The surrounding section of High Lane has a clear and established pattern of properties being altered, enlarged and adapted over time. This includes two-storey side extensions, rear extensions, loft conversions, balcony features and multi-level additions.

This is demonstrated by the planning history of nearby properties, including:

- 157 High Lane, ST6 8QA — SMD/2023/0400, Rear and Side Extension inc. Alterations to Front Elevation;
- 157 High Lane, ST6 8QA — SMD/2022/0599, Alterations and refurbishment of existing detached property including two storey side and two storey rear extensions;
- 155 High Lane, ST6 8QA — SMD/2008/0323, Two storey side extension, loft conversion and conservatory to rear;
- 149 High Lane, ST6 8RT — SMD/2000/0763, Two-storey extension to form garage with bedroom over;
- 121–123 High Lane, ST6 8RT — SMD/2016/0086, Retention of part single, part two storey rear extension at No. 121 and two storey rear extension at No. 123;
- 159 High Lane, ST6 8QA — SMD/1978/0054, Extensions to form larger lounge, kitchen, bedroom and bedroom / sitting room at first floor level;
- 161 High Lane, ST6 8QA — SMD/2013/1006, Proposed conversion of existing large house/former shop, into 3no residential units.

The most directly relevant example is 157 High Lane, which has had two permissions approved for significant rear, side and multi-level extension works. The earlier permission under SMD/2023/0400 included a large balcony element, while the revised scheme under SMD/2022/0599 includes a three-layer arrangement which is closely comparable to the form of development now proposed.

The immediate context of the application site is also relevant. 155 High Lane, directly neighbouring the application property, has already been extended with a two-storey side extension, loft conversion and rear conservatory under SMD/2008/0323. 149 High Lane, located on the other side of the neighbouring bungalow at 151 High Lane, has also been extended with a comparable two-storey garage and bedroom-over arrangement under SMD/2000/0763. This demonstrates that a similar form of second-storey extension has already been accepted in very close proximity to the bungalow property. The adjoining bungalow at 151 High Lane has also been altered through loft accommodation.

The approval at 121–123 High Lane under SMD/2016/0086 is relevant as a further example of two-storey extension works being accepted in close proximity to bungalow-style neighbouring properties.

In this context, the application property is one of the few remaining dwellings on this part of High Lane with only a single-storey side garage element. The proposed first-floor side extension above the existing garage, together with the rear and lower-ground elements, would therefore represent a logical and proportionate continuation of the established pattern of development along the street.

The proposal is not isolated or uncharacteristic, but reflects the prevailing pattern of larger side, rear, two-storey and multi-level extensions already present within the locality.

7. Planning Balance

The proposal represents a proportionate and well-considered extension to an existing family dwelling.

The development has been designed to respect the character and appearance of the host property and surrounding area whilst providing additional accommodation to meet the needs of the occupants.

Particular consideration has been given to neighbouring amenity, through the use of frosted glass at any potential adjacent windows and a high frosted wall on the balcony adjacent to the neighbour.

The proposal does not result in unacceptable overlooking, loss of privacy, loss of daylight or overbearing impact. It extends an existing built form, reflects the established pattern of development within the area and preserves the character of the surrounding streetscene.

Accordingly, the proposal accords with local and national planning policy objectives and represents an appropriate form of residential development.

It is therefore respectfully requested that planning permission be granted.

Appendix A: Planning History of Nearby Properties on High Lane

- 168 High Lane, ST6 8QB, SMD/1990/1470: EXTENSION TO FORM BEDROOM & BATHROOM
- 172 High Lane, ST6 8QB, SMD/2000/0414: Erection of double garage
- 178 High Lane, ST6 8QB, SMD/2000/0414 1st floor extension over existing sun lounge
- 131 High Lane, ST6 8RT SMD/1997/0369 TWO STOREY EXTENSION
- 119 High Lane ST6 8RT SMD/1999/0676 Two storey rear extension
- 129 High Lane ST6 8 RT SMD/2009/0696 First floor side extension.
- 125 High Lane ST6 8RT, SMD/2012/0779 Proposed house extension and new driveway
- 121 – 123 High Lane ST6 8 RT SMD/2016/0086
Retention of part single, part two storey rear extension at No. 121 and two storey rear extension at No. 123
- The Mount, Sytch Road ST6 8RQ SMD/2019/0074 Proposed single storey side extension and reconfiguration of porch and internal layout.
- The Mount Sytch Road, ST6 8RQ SMD/1991/1104 BATHROOM AND UTILITY ROOM EXTENSION
- 149 High Lane ST6 8RT SMD/2000/0763 Two-storey extension to form garage with bedroom over
- 151 High Lane ST6 8RT SMD/1999/0294 Rear conservatory and rear dormer extension
- 155 High Lane ST6 8QA SMD/2008/0323 Two storey side extension, loft conversion and conservatory to rear
- 157 High Lane ST6 8 QA SMD/2022/0599 Alterations and refurbishment of existing detached property including two storey side and two storey rear extensions.
- 157 High Lane ST6 8QA SMD/2023/0400 Rear and Side Extension inc. Alterations to Front Elevation
- 159 High Lane st6 8QA SMD/1978/0054 Extensions to form larger lounge, kitchen, bedroom and bedroom \ sitting room at first floor level
- 161 High Lane ST6 8QA SMD/2013/1006 Proposed conversion of existing large house/former shop, into 3no residential units
- 163 High Lane ST6 8QA SMD/2009/0839 Single storey rear extension

Appendix B: Photograph taken from the application site boundary, from an elevated position above the existing garage, to approximate the outlook from the side window at No. 151 High Lane

