

# MOJO

## Planning Statement

14 Leconfield Road,  
Worsley

## 1 - Introduction & Purpose

- This statement is submitted in support of a **Householder Planning Application** for the proposed two storey wraparound extension at **14 Leconfield Road, Worsley.**

The purpose of this document is to:

- Demonstrate how the proposal complies with the **National Planning Policy Framework (2023/24)**, the **Salford Local Plan and Core Strategy**, and the **House Extensions SPD (2019)**.
- Explain the design approach, showing the development to be **high-quality, proportionate, and respectful** of its setting.
- Assess amenity and character impacts in a clear, evidence-led manner.
- Provide reassurance that the extension will deliver a **well-designed, sustainable family home** with no unacceptable harm to neighbours or the wider area.

## 2 - Site Context

The application site is a two storey semi-detached dwelling with attached garage in a mature residential area of Worsley.

- The property is bordered by the attached semi to the west, and two neighbouring dwellings to the east and southeast at the edge of a large garden.
- Boundary separations are generous: approx. 5m to the southeast neighbour and 16.5m + to the eastern neighbour.
- The site is not within Green Belt or a Conservation Area, and has no listed building or heritage constraints.
- The surrounding area is predominantly residential, characterised by similar semi-detached dwellings with a mix of extensions and alterations of different styles over the years.

This context supports the principle of a proportionate domestic extension.

## 3 - Proposed Development

The scheme comprises:

- Ground Floor: Side and rear wraparound extension. The side projects 1m beyond the garage; the rear projects 3m.
- First Floor: Side and rear extension. The side extension projects 4.7m, stepped back 1m from the principal elevation; the rear projects 3m, stepped in 3.2m from the shared boundary.

Design Features:

- Step-back and step-down at first floor ensures subservience.
- Matching materials: brickwork, roof tiles, and window finishes to integrate with the original dwelling.
- Bi-folding doors at ground floor to the rear.
- No decking, equipment, or ancillary outbuildings are proposed.
- The design intention is to modernise and expand the dwelling for family living, while respecting the rhythm and scale of the street.

## 4 - Planning Policy Context

### National Planning Policy Framework (2023)

**Paragraph 130–135:** Supports well-designed, beautiful, and sustainable development that is sympathetic to local character.

**Compliance:** The extension uses matching materials, stepped-down rooflines, and subservient proportions to integrate into the host dwelling and surrounding area.

### Salford Local Plan / Core Strategy

**Policy H1 – Housing Strategy:** The extension improves the dwelling, supports family housing stock, and preserves area character.

**Policy H5 – Size of Dwellings:** Internal floor area exceeds minimum standards, delivering a four-bedroom home of approx. 170m<sup>2</sup>.

**Policy H6 – Residential Amenity:** The scheme safeguards neighbours' outlook, privacy, and sunlight/daylight.

### Salford House Extensions SPD (2019)

**General Principles (Paras 5.2–5.4):** Extensions must appear subordinate and use matching materials.

**Complied:** step-back, lowered ridge, matching finishes.

**Policy HE1 – Facing Windows:** Requires 21m between facing habitable windows / 10.5m to boundaries.

**Complied:** >28m to nearest facing window; >11m to side boundary.

**Policy HE6 – Rear Extensions & 45° Rule:** Requires first-floor rear extensions not to breach 45° line where neighbour has single storey rear extension.

**Complied:** proposed first floor steps in 3.2m from boundary and respects 45° test.

## 5 - Design & Character Assessment

**Scale & Massing:** First floor step-back and step-down ensure the extension reads as subservient.

**Appearance:** Matching brick, tiles, and fenestration maintain continuity with the host dwelling.

**Street Scene:** The new porch and side element are modest and proportionate, enhancing the frontage without dominance.

**Overall Character:** The development respects local distinctiveness, complementing other extended dwellings in the area.

## 6 - Residential Amenity

**Privacy:** No direct overlooking to neighbouring habitable windows; all side-facing windows are either obscured or secondary.

**Separation Distances:** >28m to nearest facing window and >11m to boundary ensures compliance.

**Daylight & Sunlight:** Stepping-in at first floor prevents dominance; complies with SPD 45° rule.

**Neighbour Context:** The attached semi already has a comparable rear extension; this proposal aligns with that built form.

## 7 - Highways, Parking & Access

- The proposal retains adequate off-street parking via driveway and garage.
- No changes to highway access are proposed.
- The development will not increase traffic or cause highway safety issues.

## 8 - Sustainability & Efficiency

- Construction will comply with current Building Regulations, improving insulation and energy performance.
- Opportunity for future low-carbon technologies (renewable upgrades) is preserved.
- The upgraded dwelling offers improved longevity, supporting sustainable housing stock.

## 11 - Conclusion

The proposed extension at **14 Leconfield Road** is designed to be a natural and respectful addition to the home. By stepping the first floor back and lowering the roof, the extension will always look subservient to the main house rather than overwhelming it.

Neighbours are well protected, with the nearest side boundary is over 5 metres away and the nearest facing home is more than 16 metres away. To the rear, the extension looks only onto trees and garden, with no overlooking issues at all. From the street, the rear extension will be barely visible, ensuring the character of the road remains unchanged.

In practice, this development creates the kind of modern family space that the NPPF and Salford Local Plan encourage, while avoiding any harm to neighbours. It is a thoughtful, well-designed improvement that delivers clear benefits for the household and has no adverse impacts on the local area.

We feel on this basis, planning permission should be granted.

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