MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132236/FO/2021
Date registered valid:	16 November 2021
Proposal:	Erection of single storey rear extension to form additional living accommodation together with installation of access ramps to rear
Address:	16 Kildare Road, Manchester, M21 0YR
Ward(s):	Chorlton Park Ward
Applicant:	Mrs Shahida Butt, C/o Agent
Agent (if any):	Mr Neil Brickles, Manchester City Council, Unit 1 Poland Street, Manchester, M4 6AZ
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **11 January 2021**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 December 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 November 2021 Expired: 13 December 2021

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a grey tiled hipped roof. The property features a single storey kitchen outrigger and bay window to the rear, as well as a porch and by window to the front. The plot includes a front garden, driveway and long rear garden.

Description of area

Kildare Road is a residential cul-de-sac off Daventy Road is Chorlton Park, characterised by similar two storey family dwellinghouses arranged in pairs. The area benefits from its proximity to St Werburghs Road metrolink stop and several schools.

Description of development

The applicant is seeking permission to build a single storey rear extension along with an access ramp, to create downstairs living space for a disabled resident.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:
- Policy DC1 - Residential Extensions – Particularly DC1.5:
The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes. Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, whilst at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the Policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:
- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

Design for Access

The National Planning Policy Framework (NPPF, 2021):
- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principal – The principal of building a single storey rear extension with access ramp for a disabled resident is acceptable. However, consideration must be given to the proposal's siting, scale and massing, design and impact upon the character of the area and the neighbouring properties' amenity.

Siting, scale and Massing – The extension would be sited at the north-facing rear, projecting 7.7m with a width of 4.6m, a height to eaves of 3m and a ridge height of 3.7m. It would leave a gap of 2m to the adjoining semi No.18, 2.3m to the boundary shared with No.14 and 13m to the end of the garden. This would provide a bedroom with ensuite bathroom, with wide doorways and adequate room for wheelchair turning circles. The projection of the extension exceeds both the limit stipulated within policy DC1 (of 3.65m) and Permitted Development (6m), however, given the use, required for a disabled resident who needs 2:1 carers and accommodation on the ground floor, the 2m gaps to shared boundaries, size of the garden and northerly orientation, the scale is deemed acceptable in this case. The ramp would be situated on the inner side elevation of the extension from a new rear door, to enable a disabled resident to enter their home and garden more easily and comfortably. It would have a maximum width of 1.5m and a maximum platform height of 0.3m. The siting and scale of the ramp is not deemed bulky or excessive and is appropriately sited and therefore accords with policy DM1.

Design, appearance and visual amenity – The extension would be constructed of brickwork and roof tiles to match the existing dwellinghouse, which has been conditioned. It would feature a hipped roof with a pitch to match the main roof, a window in the rear and within both side elevations and a door opening onto the ramp to the west side. The design of the extension and ramp is to be expected of this type of development, the ramp is not considered unsightly or conspicuous and would not impact on the visual amenity of the area given that it would not be visible from the public highway. The eastern elevation of the extension would be visible from the

highway given it projects beyond the main side wall by 0.3m, but is in-keeping with the rest of the property and streetscene, hence it is not considered that the proposal would have a particularly harmful impact upon the visual amenity of the house nor wider area.

Residential Amenity – The extension has a deep rearward projection, however as it leaves significant gaps to shared boundaries and faces north, along with the neighbouring gardens, it is not considered to be overbearing or cause undue overshadowing of neighbouring plots, particularly given the hipped roof. The existing outbuilding is to be demolished, which will allow more evening light to enter No.14's garden. There are no windows in the side of No.14's own 3.5m rear extension and the boundary between the site and No.18 consists of a 1.8m high dense hedge, screening much of the development from view and ensuring the side-facing bedroom windows do not cause an undue loss of privacy for surrounding occupiers. In addition to this, no objections or comments have been received from the surrounding occupiers.

Conclusion – The proposal accords with the principals set out in policies DM1, DC1 and SP1, specifically DM1's point on 'Accessibility: buildings and neighbourhoods fully accessible to disabled people' and allowing 'design for health' and DC1.5; 'The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.' Therefore the development detailed above is considered acceptable and works may commence in accordance with the following conditions and approved drawings.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the Design & Access Statement, floorplans numbered '1-100 OPT 5.1' and '1-50 OPT 5.1' and the elevations numbered 'OPT 5.1', stamped as received by the City Council as Local Planning Authority on the 16th November 2021.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the original building in type, size, colour and texture, as stated on the submitted application form and design and access statement.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

201 Kings Road, Manchester, M21 0XY
199 Kings Road, Manchester, M21 0XY
14 Kildare Road, Manchester, M21 0YR
18 Kildare Road, Manchester, M21 0YR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH