

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133216/FH/2022

Date registered valid: 17 March 2022

Proposal: Erection of first floor side / rear extensions, conversion of garage with associated elevational alterations and single storey rear extensions to provide additional living accommodation

Address: 40 Gibwood Road, Manchester, M22 4BS

Ward(s): Northenden Ward

Applicant: Mr Ghaith Al-zubaidi, 40 Gibwood Road, Manchester, M22 4BS

Agent (if any): Mr fadhil al-aboody, Weller Avenue, Manchester, M21 7SG

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11th May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: April 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 March 2022 Expired: 12 April 2022

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

The property that is the subject of this householder application is a 2 storey detached rendered property. It has hipped sides, with a gabled feature on the frontage and an integral garage. To the rear there is a mix of hipped, gable and mono-pitch roof lines, with the mono-pitch being on the single storey elements. The property has garden area to the front which is flagged and laid to lawn, and a large rear garden which is accessed through a gate down the side of the property. It is identified as 40 Gibwood Road. It is located in the Northenden ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential, with close access to Northenden district centre which provides a mix of commercial uses including restaurants, supermarkets, and other retail offers.

Description of development

The proposal is for a first floor infill extension to the southern side, which is tucked in behind the 2 storey frontage. A first floor extension over the single storey side element to the northern elevation, conversion of the integral garage to provide additional accommodation, and a single storey rear extension to the western elevation. The additional accommodation provided would be in the form of utility room, office and reception room to the ground floor and reconfigured and enlarged bedrooms to the first floor together with an additional bathroom.

With regards to proposed fenestration, there would be one window in the southern elevation at the first floor, which would serve the bathroom and would be obscurely glazed, with the

remaining windows being in either the front or rear elevations looking over the applicants own garden. The materials would be a render finish to match the existing property and a tiled roof.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

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

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

The National Planning Policy Framework (NPPF, 2019):

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.

Principle - Extending an existing dwellinghouse in an established residential area to create additional living accommodation is considered acceptable in principle, however, consideration must be given to the proposals siting, scale, design, appearance and impact upon both residential and visual amenity.

Siting, scale and massing - The single storey rear extension would project beyond the existing single storey rear by three metres, and would be in the form of apron extensions to the northern and southern boundaries with the original central single storey projection being retained. The 2 first floor elements only project out as far from the rear as the existing 2 storey footprint of the property. Whilst this projects marginally beyond the rear elevation of number 42 Gibwood Road the original gap is retained to the boundary, and therefore the extension does not appear bulky or overbearing. The extension on the northern boundary does not project as far as the rear boundary of number 38 Gibwood Road, and whilst there is only a small gap up to the boundary, an openness is retained as the garage of number 38 occupies the space up to the boundary on their side, and the proposed extension to number 40 has a lowered hipped roof .

There are properties within the immediate and wider area that have had the benefit of similar extensions to these proposed.

It is considered that the extensions accord with policies DC1, DM1 and SP1 and are considered subservient to the host dwelling and sited and scaled appropriately.

Design and visual amenity - The works would utilise materials to match the existing dwellinghouse including render and roof tiles. A condition to that effect would be attached to any consent granted. The ground floor elements to the rear would have a hipped roof, as would the first floor extensions, they are all proposed to be set down lower than the existing ridge of the house, which is an appropriate design and is in keeping with the host property and neighbouring properties. The first floor extension to the southern side is located to the rear of the existing facade as an infill, and as such is not readily viewed from within the street scene. The first -floor extension to the northern side has a hipped roof and is again set lower than the

original ridge. The extensions remain subservient, and retains the character of the property. The integral garage is to be converted into additional accommodation. The garage door opening will be replaced with a window of the same design and dimensions as the window above in the front elevation. The surround will be bricked up and rendered to match the existing property. There was a previously withdrawn application which had proposed the first floor extensions with flat roof, however it was considered that these presented a discordant feature within the street scene. The revised proposal that is the subject of this current application is considered acceptable and is not thought to significantly harm the visual amenity of the house nor the character of the area within which it is located, pursuant to policies DC1, DM1 and SP1.

Residential amenity - The revised scheme has been designed to reduce the massing of the extensions against the common boundaries. The rear first floor extension takes the property no closer to the neighbouring properties than the existing property. There are no windows proposed along the northern elevation with number 38 and one obscurely glazed window at first floor serving the bathroom on the southern elevation with number 42. Given this together with the slight staggered positioning of the properties, It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

The house is set within a good -sized plot with ample private external amenity space retained post development for the occupants of the house.

Parking- The parking situation would not be impacted by the proposal.

Waste management- the existing situation would not be impacted.

Conclusion - The proposal complies with policies DM1, DC1, SP1 and the NPPF, no objections to the proposal were received as a result of the consultation process. It is not considered that the proposal causes significant harm to the level of amenity currently enjoyed by neighbouring occupiers nor results in a detrimental impact upon the character of the property itself or the area within which it is located.

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 policies 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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 following drawings and documents:

01- Existing and Proposed Site Plan received 15th March 2022

Location Plan received 15th March 2022

05 Rev B- Proposed Ground Floor Plan received 11th May 2022

06 Rev B- Proposed First Floor and Roof Plan received 11th May 2022

07 Rev B- Proposed Elevations received 11th May 2022

Reason - To ensure that 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, including patching in and mortar, as stated on the Householder Application Form. The render used shall be a colour through render.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the window serving the bathroom in the southern elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

38 Gibwood Road, Manchester, M22 4BS
43 Gibwood Road, Manchester, M22 4BR
42 Gibwood Road, Manchester, M22 4BS
41 Gibwood Road, Manchester, M22 4BR
39 Gibwood Road, Manchester, M22 4BR

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH