

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132848/FH/2022

Date registered valid: 3 March 2022

Proposal: Erection of single storey rear extension to form additional living accommodation following demolition of two existing lean to extensions.

Address: 19 Marshall Road, Manchester, M19 2EG

Ward(s): Burnage Ward

Applicant: Ms Toni Gregory 19 Marshall Road, Manchester, M19 2EG

Agent (if any): Material Studio Architects Jactin House, 24 Hood Street, Manchester, M4 6WX

Case officer: Sue Wills
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Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 8 March 2022 Expired: 29 March 2022

Neighbour notifications

Printed: 8 March 2022 Expired: 29 March 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

19 Marshall Road is a traditional end terraced Victorian property situated within a row of similar properties, within a predominantly residential area of Levenshulme ward. The property is two storeys in height with a basement, an outrigger to the rear, and accommodation within the roof space. The property benefits from a small front garden, and a 26.6m long garden the rear of the dwellinghouse, bounded by 1.8m high brick wall and concrete post and panel fencing to the northern boundary, with a wooden panel fence set between concrete posts and set above a concrete plinth to the southern boundary. The boundary to the rear adjoins the Manchester to London elevated rail line. The dwellinghouse comprises brickwork with a slate pitched roof.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located in a predominantly residential area, with Alma Park Primary school, located further to the south, the Manchester to London elevated rail line directly to the east, and beyond that the Levenshulme District Centre which comprises a mix of retail, restaurant, leisure and office uses.

Description of development

Consent is sought for the erection of a single storey flat roofed side return infill extension to the side of the existing outrigger replacing a small lean-to extension on the rear elevation of the dwellinghouse, and involving the removal of a small lean to extension at the end of the outrigger.

The side extension would comprise reclaimed brickwork , with the rear façade being formed of dark coloured zinc cladding. The side elevation would be a blank wall, with a window to the rear elevation and glazing within the proposed flat roof .

The floorplate of the proposed extension would be 1.98m in width , and would not project beyond the side gable of the existing dwellinghouse, and would not project beyond the rear facade of the main rear outrigger .

Consultations & Notification Responses

Local Residents – no comments received.

Network Rail - If there are no works within 10m of the railway boundary then there are no comments.

Issues

POLICIES

Relevant policies in connection with the proposed development are the National Planning Policy Framework (July 2021) Paragraph 8 - Achieving sustainable development ; Manchester Core Strategy Development Plan Document 2012-2027 , policy SP1 (Spatial Principles) , policy EN1 (Design Principles and Strategic Character Areas) and policy DM1 (Development Management) ; and saved UDP policies DC1.1 , DC1.2 and DC1.3

Principle of development

The principal of adapting of existing dwellinghouses to meet changing residential needs is accepted subject to the development positively responding to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1, to ensure that any development does not adversely impact on the existing visual and residential amenities of local residents, and that the overall character of the surrounding area is not harmed.

It is considered that the development would allow the provision of additional residential accommodation for the occupier of the existing house to meet changing residential needs, and that the proposal would represent a proportionate addition to the existing house. It is therefore considered that the proposed development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Residential Amenity

Approval is sought for the erection of a single storey flat roofed rear extension to the side of the rear outrigger following the demolition of two small lean to extensions. The proposed extension would not project beyond the existing main rear outrigger , nor beyond the side gable of the dwellinghouse . The height of the extension varies slightly due to the existing site levels, with the maximum height being 3.4m. This would be only 1.32 m above the existing boundary treatment to the side boundary with the neighbouring dwellinghouse to the north , as such any impacts from massing and overshadowing would not be significant. The rear extension would comprise a simple subservient addition, at a scale appropriate to the house, with minimal impact on neighbouring properties.

A condition, however is recommended to ensure that only approved windows are incorporated into the proposed building. On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Visual Amenity

It is considered that the proposal would not detract from the character and appearance of the existing house, due to the context, and siting. The proposed extension would comprise reclaimed brickwork to the side elevation, but would incorporate the use of dark coloured cladding the rear façade. Given the location of the proposed development to the rear of the property and height of the boundary treatment, the visual impacts in connection with the use of the zinc cladding are not considered to be significant.

Overall the proposal would not adversely affect the appearance of the existing dwelling or visual amenity within the area and is therefore considered to be acceptable.

Siting

The siting of the proposed extension is considered to be appropriate and meet the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Waste Management

The existing arrangement is located within the rear garden adjacent to the outrigger, which would be affected by the proposed development. However, the waste storage arrangements can be readily accommodated within the long rear garden and the shared route to take the bins to the street for collection is unaffected.

Car Parking

There is no off street parking associated with this property, and the proposed development would not affect the current situation.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance, clarification was

sought in regard to the ownership of the shared route between this property and the adjacent property, which has since been clarified by the planning agent.

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:

Existing lower floor plans LP 2122-3-100 ;Existing second floor and roof plans LP 2122-3-101 ; Existing Elevations 1 LP 2122-3-110; Existing Elevations 2 LP 2122-3-111 ; Proposed Section A-A LP-2122-3-400;

Location plan LP 2122-3-001; Block plan LP 2122-3-002 ; Design and Access Statement; Proposed second floor and roof plans LP 2122-3-201 ; Proposed Elevations 1 LP 2122-3-300;

Received 7th February 2022;

Plan ref: Proposed lower floor plans LP 2122-3-200 rev.A ; Proposed Elevations 2 LP 2122-3-301 rev.A ; Proposed Section A-A LP-2122-3-400; received 14th February 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. The reclaimed brick to form the side elevation on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale, and the rear elevation shall be formed of dark zinc cladding as shown on plan ref: Proposed Elevations 2 LP 2122-3-301 rev.A.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy (2012).

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 plan refs: : Proposed lower floor plans LP 2122-3-200 rev.A ; Proposed Elevations 2 LP 2122-3-301 rev.A ;

Reason - In the interests of residential amenity pursuant to policies SP1 and DM1 Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Network Rail

23 Marshall Road, Manchester, M19 2EG
22 Marshall Road, Manchester, M19 2FQ
20 Marshall Road, Manchester, M19 2FQ
21 Marshall Road, Manchester, M19 2EG
17 Marshall Road, Manchester, M19 2EG
15 Marshall Road, Manchester, M19 2EG
24 Marshall Road, Manchester, M19 2FQ

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) -
Area Team Boundary - Name: NORTH2