

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132797/FH/2022
Date registered valid: 7 February 2022
Proposal: Erection of a single storey side and rear extension and front porch to provide additional living accommodation
Address: 37 Buckingham Road, Manchester, M21 0SB
Ward(s): Chorlton Ward

Applicant: Mr Matt Turrill 37 Buckingham Road, Manchester, M21 0SB
Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture 89 Princess Street, Manchester, M1 4HT
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 29 March 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 28 March 2022
Standard consultations: Printed: 9 February 2022 Expired: 2 March 2022
Neighbour notifications: Printed: 9 February 2022 Expired: 2 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is an inter-war red brick semi-detached dwelling situated on the western side of Buckingham Road in the Chorlton ward. The property has a hipped roof that is covered in grey concrete interlocking tiles. The rear elevation has an original projecting window that is on the boundary with No.35 to the south which has the same arrangement.



There are gardens at the front and rear with access along the north side. Bins are stored at the side and off-road parking for 1no. car is provided on the front driveway.

Description of area

The site is on the eastern fringe of Chorlton District Centre, a short distance north of Wilbraham Road and immediately east of the Metrolink line and Chorlton tram stop which runs along the rear garden boundary. Beyond this to the west is a Morrisons supermarket, car park and Albion Trading Estate. Buckingham Road and streets to the west are all residential.

Description of development

Erection of a single storey side and rear extension and front porch to provide additional living accommodation.

The extension provides an extended kitchen / dining room.

Consultations & Notification Responses

A total of 3no. neighbours were notified of the application. No comments were received.

TfGM (Metrolink) - No comments

Issues

The NPPF was revised and published in July 2021 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. Flat roofed extensions to bungalows;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Principle

The application is for extensions to a residential property to provide additional living accommodation. The proposal provides an extended lounge and kitchen and WC.

Saved UDP policy DC1 permits such extensions provided that the criteria of this policy are satisfied. Whilst the proposal is considered to be acceptable in principle, consideration must be given as to the impacts on residential and visual amenity, car parking and bin storage.

Residential Amenity

The application is considered to have an acceptable impact on residential amenity. Being single storey only and sited on the gap at the side and rear of the property with an approximate 3-metre projection off the rear elevation, there would be little impact due to overshadowing or being perceived as overbearing.

The property to the north, No.39, only has a small utility room window at ground floor on the side elevation. As this is not a habitable room and the applicants propose a 1.8-metre high intervening boundary fence, any loss of amenity is acceptable.

In considering the impacts on the adjoining property No.35, the rear element of the extension would run along the shared boundary fence close to the projecting bay window. Rear gardens face south-west and so the effects from any overshadowing would be minimal. The extension is only approximately 3-metres long with a sloping monopitch roof so would not be perceived as overbearing.

Two obscure glazed windows are proposed at the front and side for a bathroom. A condition is appended to ensure they are installed in accordance with the approved plans in the interests of residential amenity.

On the rear elevation, a window and bi-fold doors overlook the rear garden only.

On the basis of the above, the proposal accords with DC1.1b, DC1.2b and DC1.3a.

Visual Amenity

The extension is designed to fit the aesthetic of the main dwelling having a slim 1.3-metre wide profile from the front elevation with a dual pitched roof to a maximum height of 3.6 metres (2.2 to eaves). It extends for 9 metres along the side elevation and is set back 1.5-metres off the front elevation.

The brick and tile materials are proposed to match the existing which will help the extension to assimilate with the main dwelling.

A front porch is also proposed; 850mm deep x 2.1-metres wide and 2.5-metres in height. It is of a simple glazed design on a shallow brick plinth and with a tiled canopy roof over. There are examples of similar porches nearby eg: No.45 Buckingham Road.

On the basis of the above, the proposal responds appropriately to the character of the dwelling and its appearance in the street scene, in accordance with saved UDP policies DC1.1a, DC1.1c, DC1.2a and DC1.2c.

Car Parking / Bin Storage

Parking and bin storage are not significantly affected by the proposal. The 1.5-metre set back means that part of the side elevation can still be used for parking; otherwise, the driveway forward of the front elevation is sufficient to accommodate 1no. car.

Bin storage is shown in the front garden area. However, bins can continue to be stored at the side or rear of the property as a gap alongside the extension of 978mm is retained behind a gate. Alternatively, the set-back also enables bins to be stored in this area.

Based on the above, the proposal makes adequate arrangements for car parking and bin storage with no conflict with saved UDP policies DC1.1d and DC1.2d.

Other Matters

As the property shares a rear boundary with the Metrolink line, consultation with Transport for Greater Manchester was sought to determine whether there would be any impacts for the safe operation of the rail line during construction. TfGM responded that they did not have any comments in relation to this proposal.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The notification of the application by letter to neighbouring occupiers returned no objections and the application has been determined in a timely manner.

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 received on the 28th January 2022 or as stated:

Application Form received on the 7th of February 2022

Location Plan Ref: PL001

Existing Ground Floor Plan Ref: PL002

Existing Elevations Ref: PL003

Proposed Ground Floor Plan Ref: PL004

Proposed Elevations Ref: PL005

Existing and Proposed Site Plan Ref: PL006

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, as stated on the Householder Application Form.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1.1 and DC1.2 of the Unitary Development Plan for the City of Manchester and the requirements of the National Planning Policy Framework.

4) The ground floor WC windows on the front and side elevations, 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Transport for Greater Manchester

35 Buckingham Road, Manchester, M21 0SB

4 Buckingham Road, Manchester, M21 0SB

39 Buckingham Road, Manchester, M21 0SB

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: SOUTH