

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132710/FH/2022

Date registered valid: 18 January 2022

Proposal: Erection of a two storey side and single storey rear extension to provide additional living accommodation

Address: 63 Elsdon Road, Manchester, M13 0TN

Ward(s): Rusholme Ward

Applicant: The Company Secretary Advisual Ltd, 651A Mauldeth Road West, Manchester, M21 7SA

Agent (if any): Mr Nick Howard, 29 Riverside Avenue, M44 6DR

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 08.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 February 2022

Standard consultations:

Printed: 20 January 2022 Expired: 10 February 2022

Neighbour notifications

Printed: 20 January 2022 Expired: 10 February 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

This application relates to a two storey semi detached property located at the junction of Elsdon Road and Old Hall Lane. The site is broadly triangular with a small rear garden and larger gardens to the front and side. The property as built was a simple box with a hipped roof. There are no outriggers or leans to extensions. On the front elevation there is a full width canopy and a bay window at ground floor level.



In May 2019 planning permission reference 123133/FH/2019 was granted for the erection of a two storey side and single storey rear extension to provide additional living accommodation. The development was not constructed in accordance with the approved plans. The principle differences being a change in the roof design, different fenestration to the front elevation and the enlargement of the rear extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

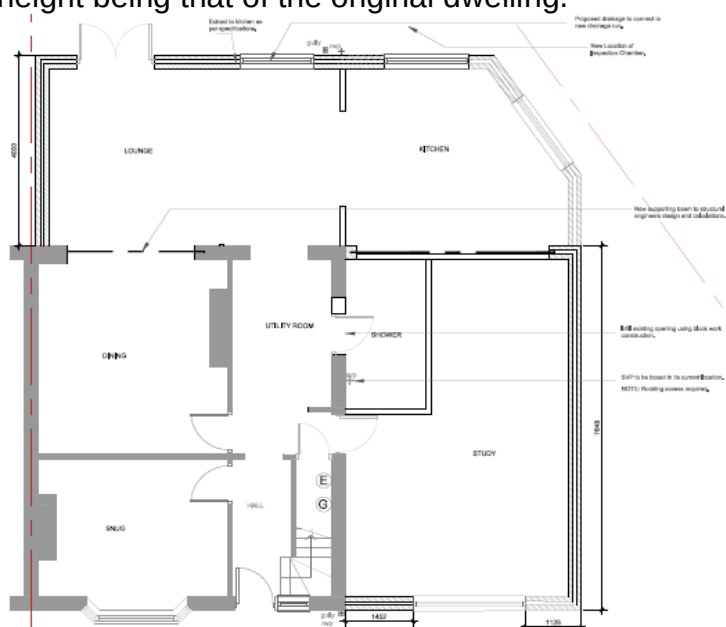
Description of area

This is a predominance residential area. The other half of the semi is to the north there is a large single storey rear extension constructed under the larger homes provisions of the GPDO. To the south is the side garden of a residential property facing Old Hall Lane. Facing the site across Elsdon Road are the side gardens of properties fronting Elsdon Road and Old Hall Lane. Across Old Hall Lane are further two storey residential properties. The tip of the rear garden adjoins the rear gardens of properties on Beresford Road.

Description of development

This application seeks to regularise the two storey side and single storey rear extensions as construction on the property. The drawings submitted do not accurately represent the development as constructed in terms of the window sizes and designs and in respect of the design of the roof of the rear extension. Revised plans were requested but have not been forthcoming.

Consent is sought to retain a two storey side extension projecting approximately 4.2 metres and the full depth of the original property. The extension has a flat roof with a shallow mansard that is hipped. The eaves height being that of the original dwelling.

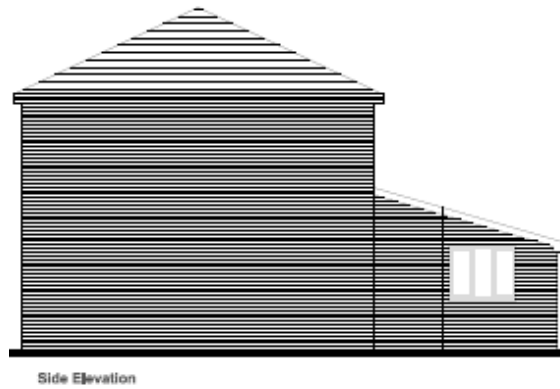


The front elevation contains a single window at both ground and first floor levels, the windows differing in style and size to what has been installed in the development. The original canopy has also been extended across the full width of the property. The ground floor is painted grey to match the original dwelling whilst the first floor is constructed in a brick that does not match the original property.



There are no windows in the side elevation of the two storey extension. In the rear elevation there are two first floor windows.





The ground floor extension projects 4 metres and extends across the full width of the property and the side extension. Due to the geometry of the site the southern corner of the site is chamfered. The roof as constructed has a hipped design whereas the submitted drawings show a mono pitch. The rear elevation contains two windows and a set of French doors, there is a third window in the chamfered rear wall.



In respect of materials the application forms say the extension would be constructed of red brick whereas the drawings refer to facing brick to match existing.

In support of the application the applicant claims that the property is not in a prominent location and that the semi mansard roof does not impact on the amenity of the area.

Consultations & Notification Responses

Local Residents

No representations received.

HS2

No objections to the proposed development.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers. However, it also seeks to protect the amenity of residents and the character of the area. The policy also says that two storey side extensions with flat roofs are not normally acceptable.

Issues

Principle

This application has been considered in respect of its own merits and not on how it compares with the previously approved scheme.

The principle of extending the property to meet the changing needs of the occupiers is considered to accord with policy DC1. However, the application raises issues that are addressed in the following sections.

Scale

The scale of the proposed extension is not dissimilar in scale to that approved under reference 123133/FH/2019, save for a flat roof replacing the hipped roof and the addition of a single storey rear extension behind the two storey extension. It is therefore considered that the scale of the proposed extensions is acceptable.

Design

The building occupies a prominent position at the junction of Elsdon Road and Old Hall Lane with the gable clearly visible from Old Hall Lane. As such the peculiar semi mansard roof design is considered to be an inappropriate design feature that appears visually incongruous in the street scene.



On the front elevation at ground floor level the window as installed is small than that shown on the drawing. The as built does not aesthetically appear correct and detracts from the appearance of the building.

The earlier consent required the extension to be built of materials that match those used on the original. This clearly has not happened on the first floor front elevation nor do the bricks accord with the annotation on the drawing submitted with the application, although it could be argued that it matches the red brick description on the application forms. Whilst the grey paint at ground floor level is not ideal this would not have required consent. On balance it is considered that the choice of materials on the first floor front elevation detracts from the design of the extension.

The design of the rear extension is generally considered acceptable although the hipped roof used is different to the mono pitch shown on the drawing.

It is considered that the design of the two storey side extension causes significant harm to the character and visual amenity of the area.

Parking

The property has a single parking space at the front. This is in line with the Council's current practice of one space per dwelling.

Refuse

No bins were on the site at the time of the site visit, there is however space at the side of the property that can be used.

Amenity space

The extensions the subject of the application eat significantly into the available amenity space and whilst private space at the rear of the property is limited there is space available at the side of the property.

Residential amenity.

The proposed side extension is to the north of the adjacent side garden and sufficiently far from the boundary at its closest point for it not to have an overbearing impact. The single storey rear extension is significantly smaller than the rear extension on the property to the north and will not therefore have an overbearing impact. At the southern end of the rear extension there is a space to the site boundary and again it is considered that there would be no overbearing impact.

In terms of privacy most of the windows are in either the front or rear elevations and it is considered that as these overlook either the rear garden or the street there is no significant overlooking or loss of privacy. However the window in the chamfer of the rear extension is less than a metre from the boundary with the side garden of the adjacent property on Old Hall Lane. There is a low fence to this boundary which is below the cill height of the window. Concern is expressed that this window which is to the kitchen directly overlooks the amenity space of the adjacent property and would result in a loss of privacy.



Finally it is considered that the design of the roof of the two storey extension is visually incongruous and detracts from the visual amenity of the area.

Conclusion

It is considered that due to its prominent position the use of a semi mansard roof is inappropriate and visually unacceptable, whilst the window adjacent to the boundary gives rise to privacy issues. The impact of the extension is not assisted by the use of inappropriate materials. The issues with the development were raised with the agent and no response received.

It is considered that the extensions are unacceptable for the reasons outlined in this report and that the proposed development conflicts with Council policy.

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: Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

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

1) The mansard roof design of the two storey side extension is out of character with the pattern of development found within the area and results in an incongruous and visually obtrusive feature on the side elevation of this prominent corner property, to the detriment of the general character of the existing property and the visual amenity of the area within which it is situated. The proposal is therefore contrary to Policies SP1 and DM1 of the Core Strategy and saved Policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and the guidance within the National Planning Policy Framework.

2) The side window in the single storey rear extension by reason of its close proximity to the site boundary results in the overlooking and loss of privacy in the side garden of 24 Old Hall Lane. The development is therefore contrary to the provisions of Core Strategy policies SP1 and DM1 and saved Unitary Development Plan Policy DC1.

3) The brick used in the first floor front elevation of the two storey side extension is a poor match in terms of colour to the brick used on the main property. The extension is therefore visually incongruous and out of character with the main building to the detriment of the visual amenity of the area. The development is therefore contrary to the provisions of Core Strategy policies SP1 and DM1 and saved Unitary Development Plan Policy DC1.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

37 Old Hall Lane, Rusholme, Manchester, M13 0TH

61 Elsdon Road, Manchester, M13 0TN

154 Beresford Road, Manchester, M13 0TF

41 Old Hall Lane, Rusholme, Manchester, M13 0TH

35 Old Hall Lane, Rusholme, Manchester, M13 0TH

33 Old Hall Lane, Rusholme, Manchester, M13 0TH

39 Old Hall Lane, Rusholme, Manchester, M13 0TH

24 Old Hall Lane, Rusholme, Manchester, M13 0TL

43 Old Hall Lane, Rusholme, Manchester, M13 0TH

26 Old Hall Lane, Rusholme, Manchester, M13 0TL

22 Old Hall Lane, Rusholme, Manchester, M13 0TL

44 Elsdon Road, Manchester, M13 0TW

156 Beresford Road, Manchester, M13 0TF

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Area Team Boundary - Name: SOUTH