

Planning

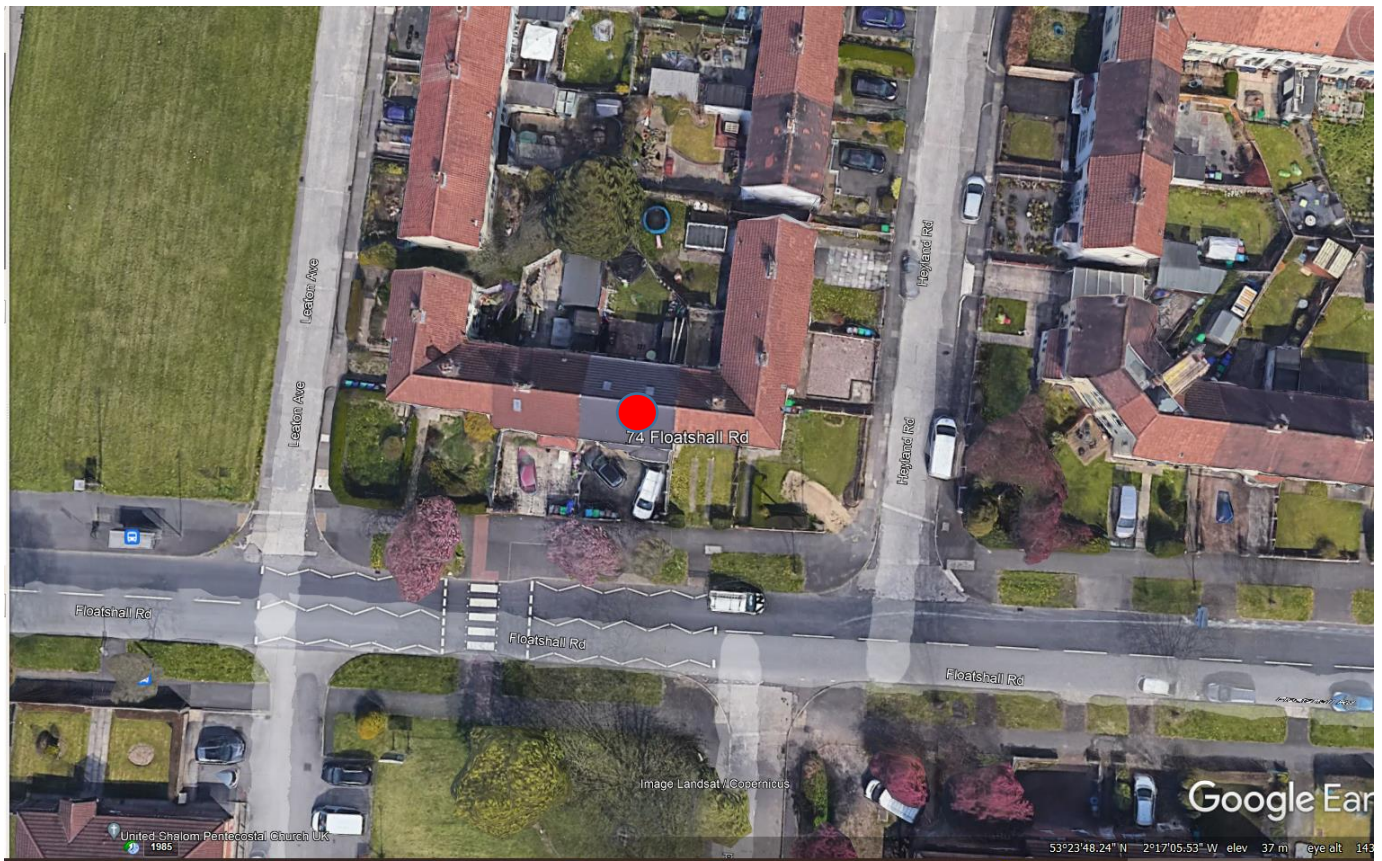
Growth & Development

Delegated officer report for planning application

Application no. 132664/FH/2022
Date registered valid: 11 January 2022
Proposal: Erection of single storey rear extension to provide additional living accommodation
Address: 74 Floatshall Road, Manchester, M23 1HJ
Ward(s): Baguley Ward

Applicant: Mr Darren Vesey 74 Floatshall Road, Manchester, M23 1HJ
Agent (if any): Mr Barry Swainson 13 Moorfield Avenue, Manchester, M34 7TF
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15th March 2022

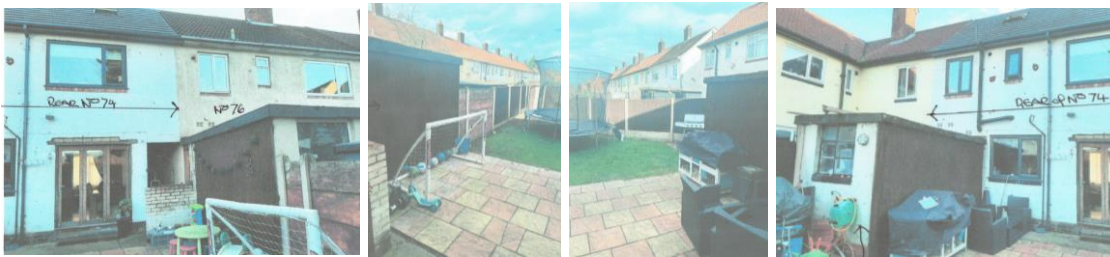


Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	7 March 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 12 January 2022 Expired: 2 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

The site relates to a two storey mid terraced property in the Baguley Ward area of Manchester. A ginnel runs between no.s 74 and 76 Floatshall Road providing a reasonable gap to the shared boundary. A single storey flat roof outrigger is located along the shared boundary with no. 72. Gardens are to the front and rear.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is primarily residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received as a result of this proposal

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.

- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential Amenity

The applicant is seeking consent for the erection of a single storey extension to form additional living accommodation.

The extension would project off the rear wall measuring 4.3m extending across the rear of the property up to the shared boundary with the adjoining property no. 72 and in line with the ginnel wall retaining a gap to the adjacent property no. 76. The roof would be flat with the inclusion of a roof light. Bi folding doors and a door are situated on the rear, no windows are located along the sides.

The creation of a built form along the shared boundary with no. 72 has already been formed by an existing flat roof projection and given that the proposal is not going to extend beyond this, it is considered acceptable. In addition, the adjacent property no. 76 has an existing flat roof projection along the boundary and therefore, it is considered that the introduction of a rear extension would not provide visual harm to the adjacent or surrounding properties in the area.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. Although the single storey element of the proposal exceeds City Council's saved Policy DC1 of 3.65 metres, there has been no objection from the adjoining properties. Furthermore, should the applicant build a single storey extension under the Larger Homes scheme in the same materials independently and receive no objection and comply with all other relevant limitation, this would be allowed to be built under permitted development.

The extension would not be visible from the public highway and would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be an acceptable addition to the property and in terms of the proposed materials it is intended to use render as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse

Access along the side of the property for the collection of refuse is not affected by this proposal.

Parking

Existing car parking arrangements are not affected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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 10th January 2022 Proposed Plans and Elevations

Received 10th January 2022 Proposed Site setting out drawing.

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 hereby permitted shall match those as specified on the application form in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

76 Floatshall Road, Manchester, M23 1HJ
64 Heyland Road, Manchester, M23 1HE
4 Leaton Avenue, Manchester, M23 1HL
72 Floatshall Road, Manchester, M23 1HJ
62 Heyland Road, Manchester, M23 1HE

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 45M
Area Team Boundary - Name: SOUTH