

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131815/FH/2021

Date registered valid: 4 October 2021

Proposal: Erection of a first floor front and part single/part two storey rear extension to form additional living accommodation

Address: 597 Burnage Lane, Manchester, M19 1WB

Ward(s): Burnage Ward

Applicant: Mr Khurim Shabaz, 597 Burnage Lane, Manchester, M19 1WB

Agent (if any): Mr Rashid Mehmood, I. Planning Services, 2A Cook Street, Bury, BL9 0RP

Case officer: Constance Phillips
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Recommendation: Approve

Date of recommendation: 1 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 November 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 11 October 2021 Expired: 1 November 2021

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of brick with a hipped roof and front facing gable. The property features a bay window and existing porch to the front and the plot includes a paved front garden/driveway and rear garden.

Description of area

Burnage Lane is a long road running parallel to Kingsway, from Levenshulme to Didsbury. It is predominantly residential in nature and this portion of it within the Burnage ward features mainly pairs of semis which are a mixture of owner-occupied and social housing.

Description of development

The applicant wishes to build a part single part two storey rear extension and first floor front extension to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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, 2021):

- 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.

Issues

Principle – The principle of building a part single, part two storey rear extension and first floor front extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The first floor extension would be sited over the existing porch at the front, projecting 1.73m to come flush with the principle elevation, with a width of 3.2m. It would have an eaves height to match existing and a ridge height set 1.16m lower than existing. The rear extension would project 4.5m at ground floor and 3m at first floor, with a width of 7.1m at ground floor and 5.2m at first floor. The single storey aspect would have a maximum height of 3.4m and the first floor aspect would have eaves to match existing and a ridge set 0.5m lower than the original ridge. The ground floor would be sited 0.17m from the boundary with the adjoining semi (No.599) and the first floor would be set 2.1m away from the party wall. The depth of the first floor accords with policy DC1 (less than 3.65m) though it exceeds this limit at ground floor by 0.85m, however this is acceptable considering the limit for ground floor extensions under the Larger Homes Extension scheme when no objections are received. The extensions are considered subservient to the main house and sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including brickwork, roof tiles and white uPVC windows/doors and this has been conditioned. The first floor front extension would feature a dual-pitched roof with small front-facing gable above a bedroom window. The rear extension would feature 1no bedroom window at first floor and 2no kitchen windows at first floor, with blank side elevations. The rear extension would feature 2no bedroom windows at ground floor and a kitchen window and set of patio doors at ground floor, all within the rear elevation. The side elevations would form blank walls. The rear extension would not be readily visible from Burnage Lane due to the siting and narrow gap between properties, hence it would not feature within the street scene, however the first floor front addition would. It is not considered to form a prominent feature within the street scene given the property to the side, No.595, is a different house type (as are most of the surrounding properties on Burnage Lane) with its front door flush with the principal elevation, unlike the application site which has a stepped principal elevation. The proposed materials are to match, and the design is in-keeping with the property and to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Residential amenity – Due to its siting and scale, the first floor front extension is not expected to impact upon neighbouring occupiers. The rear extension would feature a lowered ridge and would be sited 2.1m from party wall shared with the adjoining neighbour, No.599, which is sited south-west of the application site and therefore should not experience a loss of sunlight. The neighbour to the other side, No.595, is north-east of the application site and therefore will lose some afternoon/evening sunlight however given the gap to their property (2.6m) and the size of the gardens, this is not considered significant. It is considered the 3m depth at first floor, low ridge and gap to the boundaries ensure the proposal will not appear overbearing for No's 599 or 595. There are no windows proposed for either side elevation at either floor, therefore a loss of privacy is also not deemed an issue. In addition to this, no objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of residential amenity.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawing numbered 'SHT 2 of 2 A', stamped as received by the City Council as Local Planning Authority on the 23rd November 2021.

Reason - To ensure 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 extensions hereby permitted shall match those of the existing building 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 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.

Appendix 1 – List of consultees & neighbours notified

599 Burnage Lane, Manchester, M19 1WB
3 Leaburn Drive, Manchester, M19 1SD
595 Burnage Lane, Manchester, M19 1WB
14 Moorby Avenue, Manchester, M19 1ND
12 Moorby Avenue, Manchester, M19 1ND
10 Moorby Avenue, Manchester, M19 1ND
1 Leaburn Drive, Manchester, M19 1SD

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
Area Team Boundary - Name: SOUTH