

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133251/FH/2022

Date registered valid: 18 March 2022

Proposal: Erection of two storey side and rear extensions to provide additional living accommodation, including elevational alterations with door to front with canopy over and windows to side

Address: 3 Wood View, Manchester, M22 4GD

Ward(s): Northenden Ward

Applicant: Mr Matthew Jones Bluetouch Ventures Ltd Unit 7 Crown Industrial Estate, Ancoats, Manchester, M4 6AZ

Agent (if any): Mr James Morris houseEXTEND 2 Whitley Brook Court, Marsh Lane, Dutton, Northwich, WA4 4EY

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 May 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 5th May 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 25 March 2022 Expired: 15 April 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 interwar red brick semi-detached dwelling house situated on the south side of Wood View, a short cul-de-sac east of Greenpark Road, Northenden.

The property is garden fronted with access along the western side, a driveway at the front and a rear garden.

The property is constructed of brown brick and is surmounted by a hipped slate roof.

Description of area

The site is on the south side of Northenden village 400 metres to the junction with the M56 slip road south. The Britannia Airport Hotel, Jehovah's Witness Hall, a pharmacy and various independent businesses are located in close proximity to the site.

Description of development

Erection of two storey side and rear extensions to provide additional living accommodation, including elevational alterations with door to front with canopy over and windows to side.

The extended accommodation provides a kitchen/utility room at ground floor and en-suite bedroom at first floor.

Consultations & Notification Responses

A total of 10no. neighbours were notified of the proposal. No comments were received.

Issues

The key issues in this application are the impacts on residential and visual amenity. These are considered within the following planning regulatory framework policies:

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however, the following policies are material to the application:

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 SP1 - Spatial Principles

Policy DM1 - Development Management

For reasons to be outlined below, the proposal is considered to accord with the above planning regulatory framework.

Residential Amenity

The proposal will have an acceptable impact on residential amenity. It is sited at the rear and



comes off the side where it would be roughly aligned with the side elevation of No.5 to the west where there is an obscurely glazed window at first floor and front door on the facing elevation. There is also a small narrow window next to the front door.

The proposal includes a utility room window at ground floor and an obscurely glazed bathroom window above.

There are no concerns that the extension would lead to any significant loss of amenity due to overshadowing, overlooking or being overbearing. A gap to the side of No.5 of 1.5-metres would be retained, with this property being off-set by this distance again.

At the rear of No.5 is a lean-to conservatory. The extension is sited so that it does not align with the conservatory and so avoids any significant shading of this structure.

A gap of 3.6 metres is retained to the adjoining property, No.1 to the east which avoids any adverse impacts on this property.

Visual Amenity

The proposal will have an acceptable impact on visual amenity. It is sited to make the best use of internal constraints and to avoid any loss of amenity to each neighbouring occupier.

It is proportionate to the main dwelling being 3-metres deep which is within saved UDP policy DC1.3 and has a width of 5.4-metres, with 1.4-metres projecting beyond the side elevation.

From the front elevation, the relatively narrow width of the side projection together with the siting off the rear elevation, reduces the visibility of the extension within the street scene. It is nevertheless designed to appear subservient to the original dwelling with the extended roof set down 895mm off the original and eaves lined through. There are no forward-facing windows, however, the relatively narrow width and set back of the extension off the front elevation avoids any adverse impacts of the blank elevation on the character of the dwelling and wider street scene.

Materials are facing brick and roof slates to match the existing which will help the extension to assimilate with the original dwelling.

Minor elevational alterations include changing the existing side door to a window and moving the front door to the front elevation with a canopy over. This improves the visibility and therefore safety of occupiers and visitors to the property, and responds to the character of the adjoining

property which has a single storey side extension with the front door incorporated, thus establishing a visual precedent for this element of the proposal.

Parking / Bin Storage

The submitted site plan shows the existing driveway at the front retained for off-road parking. Although bin storage is not indicated on the site plan, sufficient space will be retained at the side (1.5-metres) of the extension and at the rear for bins to be stored away from the front elevation.

On the basis of the above, the proposal will have an acceptable impact on residential and visual amenity, parking and bin storage and so accords with the extant policies in the development plan including saved UDP policy DC1 and Core Strategy policies DM1 and SP1.

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 the conditions below and for the reasons outlined in the delegated report. The application was notified by letter to 10no. neighbouring occupiers; no comments were received.

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 18th of March 2022:

Application Form
Location Plan P 01
Site Plan P 02
Existing First Floor P 04
Existing Roof Plan P 05
Existing Elevations P 06
Proposed Ground Floor P 07
Proposed First Floor Plan P 08
Proposed Roof Plan P 09
Proposed Elevations P 10
Photo P 11
Photo P 12

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Before first occupation the development hereby approved, the first floor WC window on the side elevation as shown on drawings 08 and 011, 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

26 Homewood Road, Manchester, M22 4DW
44 Greenpark Road, Manchester, M22 4DR
46A Greenpark Road, Manchester, M22 4DR
46 Greenpark Road, Manchester, M22 4DR
6 Wood View, Manchester, M22 4GD
4 Wood View, Manchester, M22 4GD
2 Wood View, Manchester, M22 4GD
5 Wood View, Manchester, M22 4GD
1 Wood View, Manchester, M22 4GD
48 Greenpark Road, Manchester, M22 4DR

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