

Proposed two storey side and single storey rear extension to 63 Elsdon Road Manchester M13 0TN

Site and Surroundings

The site comprises a semi detached dwelling located on the corner of Elsdon Road and Old Hall Lane in the Longsight part of Manchester. The dwelling is located on a triangular plot with access onto Elsdon Road.

The property currently comprises two double bedroom and a small kitchen, a living room, dining room, wc and a bathroom. The host dwelling is constructed of red brick and slate. There is a large garden at the rear and side of the property and a drive way at the front elevation.

To the north of the site is the attached semi detached dwelling No 61, which has a large single storey extension. To the south east is No 24 Old Hall Lane, which is also a semi detached property and shares a boundary with the application site.

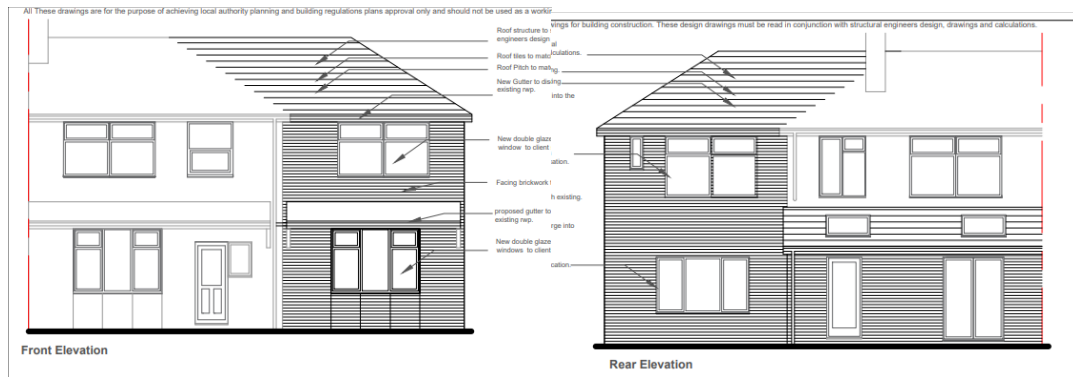
Proposal

The proposal for a part retrospective, two storey side extension and single storey rear extension. The site is subject to a previous planning permission and a refusal which is discussed in the next section. The proposal is for a variation to the previous planning permission and is part retrospective. The elevations below show the front elevation (left) and the rear elevation. The differences between the approved plans and the proposed plans and the previous refusal are discussed in more detail later in the report.



Planning History

Planning permission was granted for the erection of a two storey side and single storey rear extension to provide additional living accommodation (reference 123133/FH/2019) on 21st May 2019. The approved elevations are shown below. The front elevation (left) shows a pitched roof two storey side extension and the rear elevation shows the extent of the single storey rear extension.



The site is subject to a recent refusal of planning permission (reference 132710/FH/2022). The planning application which was for a two storey side extension with a mansard roof was refused in March 2022 for the following reasons:

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.

Planning Policy & Assessment

Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- the general character of the property;
- the effect upon the amenity of neighbouring occupiers;
- the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- the overall appearance of the proposal in the street-scene;
- the effect of the loss of any on-site car parking.

The proposal now seeks to overcome the previous reasons for refusal and is also an amendment to the previously approved plans. The Council have written to the

applicant to state the proposal as built deviates from the approved plans. The following photographs show the proposal as constructed.



Within the letter dated 3rd November 2021 the Council identify six differences from the approved plan, which are as follows:

A) *The bay window shown at ground level of the side extension has not been erected.* Although the host dwelling has a bay window and a bay window was approved on the ground floor part of the side extension, the lack of a bay window within the proposal does not detract from the design of the extension or the host dwelling in general. The proposal shows a window on the front elevation of the side extension, which is considered to be in keeping with the character and appearance of the dwelling and the area in general.

B) *The height of the eaves on the extension do not match that of the original dwelling house.* The applicant did not understand this comment. The photographs above show that the height of the eaves match the height of the host dwelling. The submitted plans also show the eaves of the two storey extension are in line with the host dwelling.

C) *The canopy at the principal elevation does not appear to have a break to separate canopies.* The approved plan shows a very narrow break in the canopy between the host dwelling and the extension. In visual terms the approved plans although show a gap, it is so narrow that it gives the appearance of a continuous canopy. The proposal shows a canopy which links with the host dwelling and does not detract from the character and appearance of the dwelling or the surrounding area.

D) *An unauthorised single storey element of the extension located to the rear, which adjoins the two storey side and single storey rear extensions has been erected.* The proposal includes a single storey extension, which will link with the proposed two storey extension and the approved single storey extension. The extension is modest in size and will have a lean to design. The extension, although sits close to the side boundary of the site, it does not provide an overbearing impact on any neighbouring residents and does not result in over development of the site given the relatively generous size of the corner plot.

The previous refusal refers to a side kitchen window overlooking the curtilage of 24 Hall Lane. The proposal includes the retention of this window and serves a kitchen,

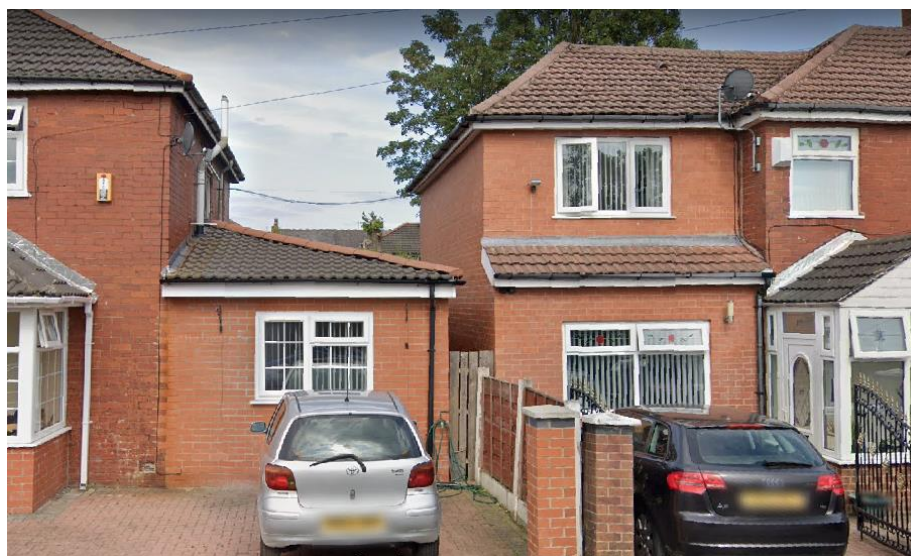
which is not considered to be a principle living room. Notwithstanding this the proposal includes the erection of a fence 1.8 metre high along the boundary which would prevent any overlooking into the neighbouring garden. The erection of the fence could be conditioned to be erected before first occupation of the extension. The proposal is considered to overcome the second reason for refusal.

E) A flat roof has been built over the extension instead of a hipped roof. The approved plan shows the roof of the two storey side extension to be a pitched roof. The current proposal shows the same roof as approved. The ridge line of the extension will be in line with the ridge of the host dwelling and the roof will be constructed in matching materials. The proposal is therefore considered to overcome the first reason for refusal. The applicant will accept a condition to implement the roof part of the proposal within a reasonable time frame.

F) The windows in the principal and rear elevations are incorrect. The proposed windows are in the main different from the approved plans. The bay window has already been mentioned, however the first floor window on the front elevation of the extension is the same as the approved plan. On the rear the first floor comprises one large window and one small window and on the ground floor the windows have been slightly altered. However, the proposed alterations are not considered to detract from the appearance of the dwelling. Furthermore, there are no windows in the side elevation (apart from the kitchen window mentioned above) and therefore the proposal would not create any overlooking into neighbouring properties.

The Council have referred to the brick used in the first floor front elevation of the two storey side extension and is a poor match in terms of colour to the brick used on the main property. The host dwelling has red brick of an imperial size and the proposed extension is constructed in modern red brick.

It is noted that No 29 has a two storey side extension constructed in a non matching material and No 27 has a single storey side extension in a non matching material, see photograph below.



The site is not located in a conservation area and there appear to be different shades of red brick along Eldson Road. The reason for refusal is considered to be surplus to requirement and the proposed first floor element of the extension is not considered to be harmful to the area.

Overall the proposal is not considered to be harmful to the character of the area, it would not affect the amenity of neighbouring occupiers, it will provide additional living accommodation for the occupiers, it will not be harmful to the appearance of the dwelling in the street scene and would not result in any loss of on site parking. On the above basis the proposal is considered to comply with Policy DC1.1 and the Council is respectfully requested to approve the planning application.