

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132535/FH/2021

Date registered valid: 28 February 2022

Proposal: Erection of single storey rear extension to form additional living accommodation together with single storey detached outbuilding to form gym and office following demolition of existing outbuilding.

Address: 22 Garthorp Road, Manchester, M23 0AS

Ward(s): Brooklands Ward

Applicant: Ms Samantha Gardiner, 22 Garthorp Road, Manchester, M23 0AS

Agent (if any): Mr Umayr Azam, Northedge Architecture, 22 Fownhope Avenue, Sale, M33 4RD

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5th May 2022

Standard consultations: Printed: 3 March 2022 Expired: 24 March 2022

Neighbour notifications: Printed: 3 March 2022 Expired: 24 March 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

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 brownish pebbledash with a red gable roof. The property sits on an inside corner plot with an usually large garden, which already contains two outbuildings.

Description of area

Garthorp Road is residential in nature and characterised by small rendered semi detached and terraced family dwellinghouses with gardens, located within Brooklands, close to Wythenshawe Park and the metrolink station of the same name.

Description of development

The applicant wishes to build a single storey rear extension, to provide a larger kitchen-diner, and a single storey detached outbuilding to the side to provide a gym, home office, shower and w/c.

Consultations & Notification Responses

Local residents, as per appendix 1 – Three letters of support were received:

- *I don't foresee this application causing me any issues with privacy, overshadowing or loss of light and I actually like the idea of the development having a green roof instead of tiles.*
- *I don't have any concerns with this application with regard to privacy as the proposed development is at the top of the garden and not near the boundary. I think that the*

proposal has been well thought through and is sympathetic to the surrounding area, the green roof is a great idea as anyone who overlooks it will see lovely greenery rather than a traditional roof. I hope that it gets approved.

- *We have no concerns with this planning application, our neighbours have discussed their plans with us and we are fine with them to proceed. Our neighbours have also consulted us with regards to their proposed use of materials which we feel will be in keeping with the period in which the properties were originally built.*

MCC Flood Risk Management – Requested two conditions, one regarding flood resilience measures to be in place prior to occupation (attached) and another asking for a surface water drainage layout to be submitted. The latter was deemed onerous given the large green roof and large grassed garden would absorb much of the run-off.

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 single storey rear extension and detached outbuilding to provide additional living space for a family dwellinghouse is acceptable given the provisions of policy DC1, 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 single storey extension would project 3.15m to the rear, with a width of 6.7m, an eaves height of 2.5m and a maximum height of 3.55m. It would be sited 0.1m from the party wall shared with No.24. The rearward projection accords with the limit stipulated within policy DC1 (of 3.65m). The outbuilding would sit in the same position as the existing dated outbuilding, though much larger. It would have a depth of 8.35m, a width of 3.1m at the front and 6.85m at the rear, with a flat roof height of 3.25m. Previously the outbuilding was approved, with a lower height of 2.5m, under application 129655/LP/2021. Due to its height over 2.5m within 2m of a boundary it requires permission, but given the size of the garden and its siting adjacent to the neighbouring outbuilding at No.20, it is considered acceptable. The site is located within flood zone 2, therefore FFL have been set in line with existing and a water butt and green roof have been utilised. These SuDS measures have been accepted by Flood Risk Management. The siting, scale and massing of the proposals is considered acceptable, pursuant to policies DM1 and SP1.

Appearance and visual amenity – The extension would be coated in off-white render to contrast with the existing brown pebbledash, with a mono-pitched tiled roof containing 2no rooflights. The rear elevation would feature a kitchen window and bi-fold doors, whilst the side facing the outbuilding would feature a floor to ceiling window. The outbuilding would feature a flat roof, containing 3no glazed lanterns, with an office window in the front elevation, with 2no doors in the side elevation facing the house and large windows/glazed doors within the rear and side elevations facing the garden. The proposals are relatively standard in design and would be in-keeping with the residential extensions in the area. The only element visible from the highway would be the front elevation of the outbuilding, which is small in scale, therefore it is not considered to form a prominent feature within the street scene and the character of the area should not be harmed by the works, particularly given this is not a conservation area or area of architectural merit. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – The 3.15m extension faces west and is sited north of the adjoining neighbour, therefore this element is not considered to cause disamenity. The outbuilding would occupy the same position as existing, adjacent to No.20's own outbuilding and 4.6m from their side elevation, hence this is not considered to cause disamenity to neighbouring occupiers, particularly given the location and orientation of No.22 and No.20's rear gardens. The only glazing facing a neighbour would be the office window at the front, facing the blank side elevation of No.20's outbuilding, therefore privacy is not deemed an issue. In addition to this, no objections were received from the local residents notified of the development, and three letters of support were received.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, did not receive any objections and is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence in accordance with the following conditions.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the 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 '001 R13', stamped as received by the City Council as Local Planning Authority on the 17th February 2022, and the revised drawing numbered '002 R7' stamped as received by the City Council as Local Planning Authority on the 27th April 2022, as well as the Flood Risk Assessment 'QFRA 2117 Version 1.0' stamped as received by the City Council as Local Planning Authority on the 28th February 2022.

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 of the extension and outbuilding hereby permitted shall match those of the existing dwellinghouse, with the addition of off-white render as specified on the revised elevations '002 R7'.

Reason - To ensure the appearance of the dwellinghouse is not adversely affected by the materials to be used in the construction of the outbuilding, 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.

4) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 22 Garthorp Road, M23 0AS.

Reason: To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

5) The development shall not be occupied unless and until flood resilience measures have been implemented, as follows (and as set out within the FRA ref: QFRA 2117, dated 11/02/2022):

- The internal and external levels are set in accordance with Section 4 of the NPPF.
- Sockets, meters and other electrical equipment raised above the 0.1% AEP plus climate change level.
- The preparation of an emergency evacuation plan, including the registration with Floodline to receive a Flood Warning.

Reason - To reduce the risk of flooding pursuant to national policies within the NPPF and policy EN14 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

24 Garthorp Road, Manchester, M23 0AS
40 Garthorp Road, Manchester, M23 0AP
28 Garthorp Road, Manchester, M23 0AS
26 Garthorp Road, Manchester, M23 0AS
20 Garthorp Road, Manchester, M23 0AS
18 Garthorp Road, Manchester, M23 0AS
42 Garthorp Road, Manchester, M23 0AP
38 Garthorp Road, Manchester, M23 0AP
14 Ramsgill Close, Manchester, M23 0AU

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
Flood Zones Type 2 (low to medium risk)
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH