

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132740/FH/2022

Date registered valid: 21 January 2022

Proposal: Erection of part single, part two storey rear extension and two storey side extension with associated external alterations to provide additional living accommodation

Address: 7 Bentley Road, Manchester, M21 9WD

Ward(s): Chorlton Ward

Applicant: J. & P. Lemonnier & Gregg 7 Bentley Road, Manchester, M21 9WD

Agent (if any): Mr Mark Whitfield Whitfield Architects 27 High Grove Road, SK8 1NS

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 March 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16th February 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 January 2022 Expired: 15 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 application relates to a two- storey semi-detached dwellinghouse of red brick and white render, with a red tiled hipped roof, front facing bay windows and a single storey outrigger. The property sits on a regular oblong plot which includes front and rear gardens with the rear garden being of a good size. There is a timber gate alongside the property that leads through to the rear garden. The pedestrian access is taken from the front of the property on Bentley Road. there is no in curtilage parking provision this being reliant upon on street provision. There are no TRO's within the vicinity of the site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Bentley Road is a short residential cul-de-sac within the Chorlton ward of the City, which benefits from its proximity to the district centre, tram stop and both Longford Park and Turn Moss.

Description of development

The proposal is for the erection of two storey side, part single part 2 storey rear extension to provide additional living accommodation in the form of an additional reception room and open plan kitchen to the ground floor and an additional bedroom with en-suite and extended family bathroom to the first floor.

Planning History- There has been one previous planning approval- 124376/FH/2019 for a single storey rear extension. This was to extend the exiting outrigger side-wards towards number 9 Bentley Road, which itself has the benefit of a large single storey rear extension. This was approved September 2019. This has however not been implemented.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

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 accords with the principles of these policy documents.

Principle

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 extending a residential property in an established residential area for continued residential use enables the residents to adapt the property to meet changing household needs rather than move from the property. It is not considered that there are any factors of sufficient weight to merit 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.

Residential amenity

The applicant proposes to erect a two-storey side and part single part two storey rear extension to form additional living accommodation.

The property is located on at the head of a Cul de Sac within a predominantly residential area.

Ground and First Floor

The 2 storey side extension would be set half the properties depth back from the frontage of the property, with the ground floor element acting as a passageway through in to the rear garden,

with the first floor element forming the en-suite and extended family bathroom oversailing the ground floor space. Whilst the side element does project beyond the rear elevation at this point, there is an existing 2 storey rear extension on the rear of the neighbouring property at number 5 Bentley Road which physically extends beyond the proposed rearward projection of number 7 Bentley Road. In addition, there are no windows in that section of the existing extension on number 5 Bentley Road, with these being in the rear of the extension.

The previously approved single storey rear extension has not been implemented and is now proposed as part of this application. The first- floor element to the rear would be located above the footprint of the existing single storey extension, the ridge line would be set down with the 2 storey dropping to single storey as it runs towards the boundary with number 9 Bentley Road. There are no windows proposed in any of the side elevations and as such there is no issue in regards to overlooking, additional light is provided by roof lights to be located within the roof of the single storey extensions.

The rearward projection of the 2 storey element does not project out as far from the rear as the 2 storey rear extension of number 5 Bentley Road, and does not therefore have a detrimental impact relating to the bulk or massing of the proposal. Furthermore, given the relationship to the adjacent property no.5 Bentley Road, and, the setback provided by the extension to the side, it is considered that the proposal would not result in the terracing effect even if the occupants of number 5 Bentley Road wished to develop on the side similarly.

As such it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties and therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use brick and tiles as specified in the application form. Overall, the design of the extension has been tailored to fit the shape of the existing property and respect the relationship with the neighbouring properties to either side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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 Bins

Bins storage is not affected by this proposal as there is adequate space along the side for the movement and storage of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

The parking situation is not affected by the proposal

Conclusion

The proposal would not be highly visible within the street scene due to the amount of set- back. The character of the property and the area within which it is located is retained. The proposal has been sited and designed to ensure that it retains subservience when viewed in the context

of the host property, The proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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. In this instance there were no significant issues, and the application has been determined in a timely manner and in accordance with both national and local policies. Appropriate conditions have been attached to the planning approval.

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:

P(00) 01- Location Plan dated 21.01.2022

P(02) 01- Proposed Floor Plans dated 21.01.2022

P(03) 01- Proposed Elevations dated 21.01.2022

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 hereby permitted shall match those of the existing building in type, size, colour and texture, including mortar and patching in as stated on the Householder Application Form dated 21st January 2022.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings numbered P(02) 01, and P(03) 01 stamped as received on the 21.01.2022

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

21 Maidstone Avenue, Manchester, M21 9ND
14 Maidstone Avenue, Manchester, M21 9ND
23 Maidstone Avenue, Manchester, M21 9ND
16 Maidstone Avenue, Manchester, M21 9ND
12 Maidstone Avenue, Manchester, M21 9ND
9 Bentley Road, Manchester, M21 9WD
8 Bentley Road, Manchester, M21 9WD
6 Bentley Road, Manchester, M21 9WD
5 Bentley Road, Manchester, M21 9WD
10 Bentley Road, Manchester, M21 9WD
19 Maidstone Avenue, Manchester, M21 9ND

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH