

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131988/FO/2021

Date registered valid: 4 November 2021

Proposal: Erection of a part single part two storey rear extension with first floor terrace to both semi detached properties together with front porch and canopy and part single part two storey side extension to no.76 and erection of outbuilding to the rear of both gardens

Address: 76 And 78 Egerton Road South, Manchester, M21 0ZH

Ward(s): Chorlton Park Ward

Applicant: Mr & Mrs Farhana Vohra, 78 Egerton Road South, Manchester, M21 0ZH

Agent (if any): Ms Dawn Cooper, DaC Design, 62 Demesne Road, Manchester, M16 8PJ

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26.01.2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 19 November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 12 November 2021

Expired: 3 December 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

This application relates to a pair of two storey inter war style semi detached houses. The properties are set at an angle to Egerton Road South behind front gardens/drives varying in depth from 5 metres to 10.3 metres. To right hand property has a single storey lean to extension on the kitchen and the left hand property a single storey leans to on the kitchen and a conservatory taking up the remainder of the rear face of the property. The rear garden ranges from 22 to 28 metres long and contains two detached prefabricated concrete garages, one either side of the garden. At the bottom of the garden are some large bushes and three fruit trees. There is a further fruit tree approximately half way down the garden.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The application properties are part of a run of four pairs of semi detached properties on the north side of Egerton Road South between Chatburn Road and Lambton Street, the properties are stepped and there is no clear building line. To the west is the side elevation the property is set back from the line of the application property and the front elevation is roughly in line with its rear elevation. The property has a single storey rear extension.



To the east is the side elevation of a residential property. This time the property is set forward of the application property so that its rear face is level with its front elevation. Again the property has a single storey rear extension.



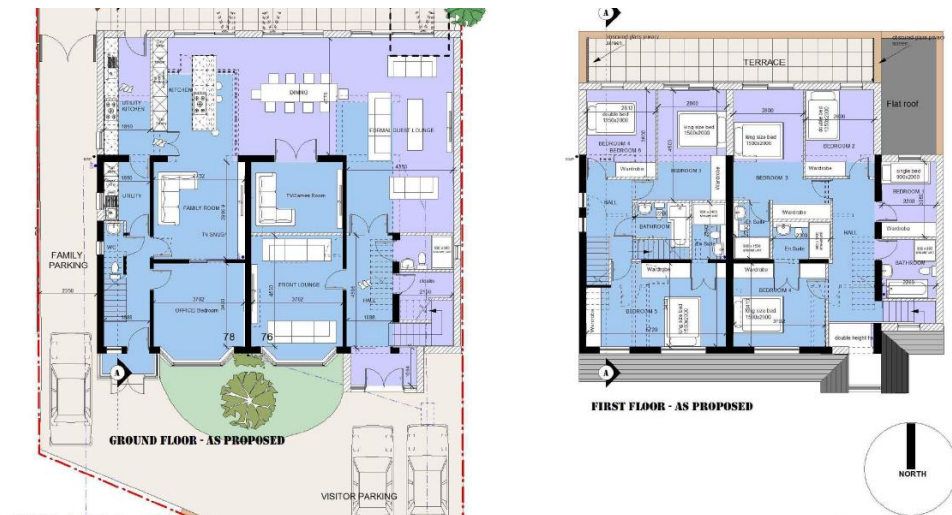
Facing the site across Egerton Road South are residential properties, whilst the rear garden adjoins the rear garden of a house on Chatburn Road.

Description of development

Consent is sought for the erection of a part single part two storey rear extension, with a first floor terrace across the rear of both properties and a part single part two storey side extension to number 76, the eastern most property., A porch on the front of 76 and a single storey store/garden room at the bottom of the garden.

The side extension to number 76 Projects 2.6 metres to the site boundary. The ground floor extends from the front face of the property to a point 5 metres beyond the rear face. The first floor is set back approximately 1 metre from the front face and extends to the rear face of the property. The ground floor has a lean to roof at the front and a flat roof at the rear. The first floor has a hipped roof.

The Rear extension extends across the full width of the property and the proposed side extension. At ground floor level it projects 5 metres. The first floor extension extends across the full width of the original dwelling. It would project 3 metres and have a double dual pitch roof. The projecting ground floor roof would form a first floor terrace, again only across the width of the original property with a privacy screen at either end.



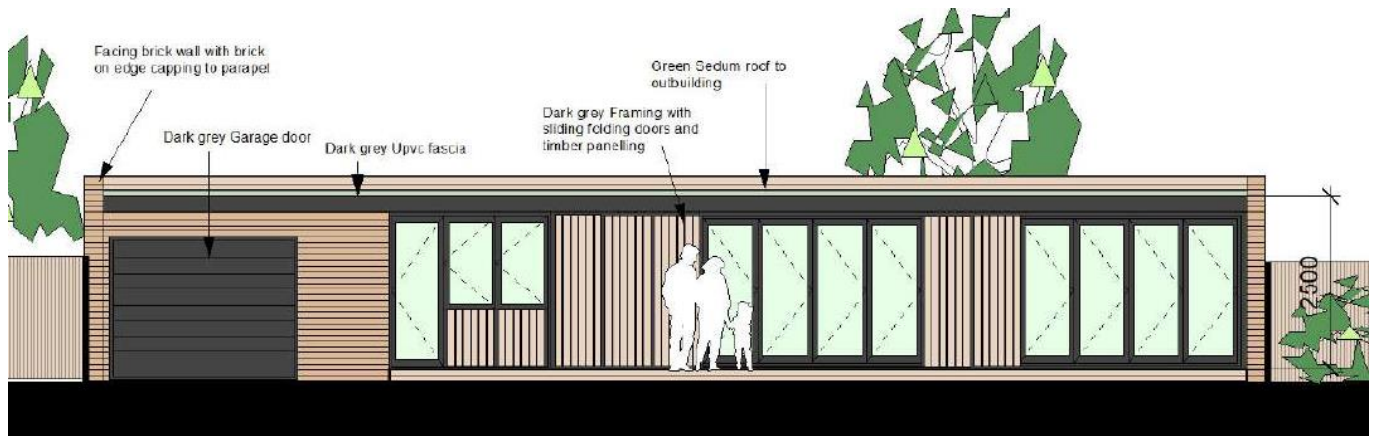
The front elevation of the proposed extension would contain a single window at first floor level. The rear elevation would contain three sets of bi fold doors and a single door at ground floor level and two sets of French doors, two single doors and a window at first floor level



No windows or openings are proposed for the side elevations.

The proposed porch to 76 would be 3.6 metres wide and project 1.6 metres. It would have a dual pitch roof, that ties into the existing canopy and extend across part of the proposed side extension. The porch would have solid sides and a glazed front.

The proposed store/garden room extends across the full width of the rear gardens and sits inside the existing fence. The three fruit trees and the hedge will be lost to the development. The building would be 3 metres high with the sides and rear constructed on brick. The front elevation will contain a garage door, two sets of bi folding doors, a door and a windows. The remainder of the front elevation would be timber cladding.. The flat roof would have a sedum covering.



The enlarged property would function as a single household. Refuse storage for which is shown in the rear garden.

Consultations & Notification Responses

Local residents

One letter has been received; they have no objections provided the outbuilding is built within the existing fence lines.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers whilst seeking to protect the amenity of neighbouring properties.

Issues

Principle

The principle of extending the property in the manner proposed accords with saved UDP policy DC1

Scale

The proposed rear extension with a projection of 5 metres at ground floor level accords with the limits for the larger homes extensions whilst 3 metres at first floor level accords with policy DC1. The side extension infills the space at the side of the property but by setting back the first floor which is no deeper than the original house the roof of the extension is lower and appears subservient. On balance the scale of the extension is acceptable.

The proposed outbuilding at 3 metres high is above the limit for pd by 0.5 metres. However, on a building with such a large footprint this is not seen as excessive in design terms.

Design

The design of the proposed extensions seeks to replicate the host property.

There are no issues with the design of either the porch or the outbuilding.

Refuse Storage

Refuse storage is shown in the rear garden and this is considered acceptable.

Trees

The development will result in the loss of a hedge and three fruit trees in poor condition. A fourth tree on the site is to be retained. None of the trees or hedges are protected and fruit trees are exempt from protection, although the applicant has indicated that they intend planting replacements.

There are no issues with the loss of the trees of the hedge all of which are past their best and could be removed without reference to the Council.

Parking

Whilst a garage is lost to the development the submitted plans show that three vehicles could be accommodated within the site. This exceeds the Councils current requirement and is considered acceptable.

Residential Amenity

The principle issues are privacy and overbearing impact.

In terms of privacy all windows and doors face either the street or down the long rear garden. Or up the garden in the case of the outbuilding. It is not considered that the windows to the development would create any undue loss of privacy.

It is also proposed to create a first floor terrace. This greatly increases the potential for overlooking, this is mitigated by the provision of privacy screen at either end of the terrace which is no wider than the original property. The impact is further reduced to the west by the terrace being level with the gable of the adjacent property and whilst there are windows in the side elevation of that property views towards them would be restricted. To the east the terrace is separated from the adjacent property by the side extension and views over the property would be restricted to the bottom of the garden.

On balance and subject to suitable conditions it is considered that there would be no significant loss of privacy from the proposed development.

Conclusion

On balance the proposed extensions are considered to accord with Council policy and area generally acceptable.

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 issues arising from the consideration of this application.

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:

P04A received 25 January 2022

P05B received 20 December 2021

P06B received 20.12.2021

P07B received 20.12.2021

P08 received 4 November 2021

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 development hereby approved shall be constructed using materials that match those on the original dwelling in terms of size, colour and texture unless otherwise specified on the approved documents.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The privacy screens to the rooftop terrace shall be installed as part of the development and retained in perpetuity.

Reason - to protect the amenity of the occupiers of the adjacent properties from being overlooked pursuant to Core Strategy policy DM1

5) The enlarged drive to the property shall be constructed with a porous surface.

Reason - To ensure that surface water from the larger drive does not drain into the public sewers pursuant to policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

7) The flat roof of the side extension hereby approved shall not be used as a terrace.

Reason - To protect the occupiers of the adjacent property from overlooking and a loss of privacy pursuant to Core Strategy policy DM1 and saved Unitary Development Plan policy DC1

Appendix 1 – List of consultees & neighbours notified

76 Egerton Road South, Manchester, M21 0ZH
107 Egerton Road South, Manchester, M21 0YH
50 Lambton Road, Manchester, M21 0YJ
105 Egerton Road South, Manchester, M21 0YH
101 Egerton Road South, Manchester, M21 0YH
80 Egerton Road South, Manchester, M21 0ZH
74 Egerton Road South, Manchester, M21 0ZH
103 Egerton Road South, Manchester, M21 0YH
52 Lambton Road, Manchester, M21 0YJ
49 Chatburn Road, Manchester, M21 0XP

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