

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132246/FH/2021

Date registered valid: 22 November 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation

Address: 97 Claude Road, Manchester, M21 8DE

Ward(s): Chorlton Ward

Applicant: Mr Andy Dorn, 97 Claude Road, Manchester, M21 8DE

Agent (if any): James Darwent, Darwent Architecture Ltd, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

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

Recommendation: Approve

Date of recommendation: 14.01.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 December 2021

Standard consultations:

Printed: 25 November 2021

Expired: 16 December 2021

Neighbour notifications

Printed: 25 November 2021

Expired: 16 December 2021

Site notice

Posted: 30 November 2021

Expired: 21 December 2021

Press advert

Published: 30 November 2021

Expired: 21 December 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a two storey Art and Crafts style semi detached house. The property has a render finish above a brick plinth with a tile roof. There is a small conservatory adjacent to the shared boundary. The rear garden is 10.5 metres long and there is a 2.3 metre wide path at the side of the house.



There are a number of trees in the rear garden which have been the subject of consents for works and in one case replanting in the garden to make way for the proposed extension.

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

This is a residential area. The attached property is to the north west and is not extended. To the south east is a similar property with a with a contemporary styled rear extension, this property is at a higher level than the application site.

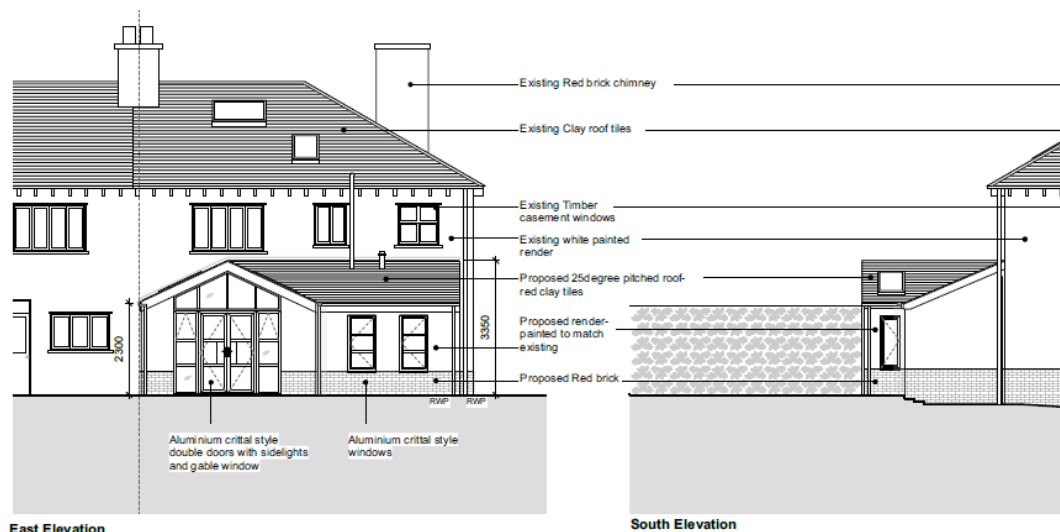


To the rear of the site are the rear gardens of properties on West Meade, one of which has been extended and is in the process of having a garden room constructed. This property is also at a higher level than the application site.

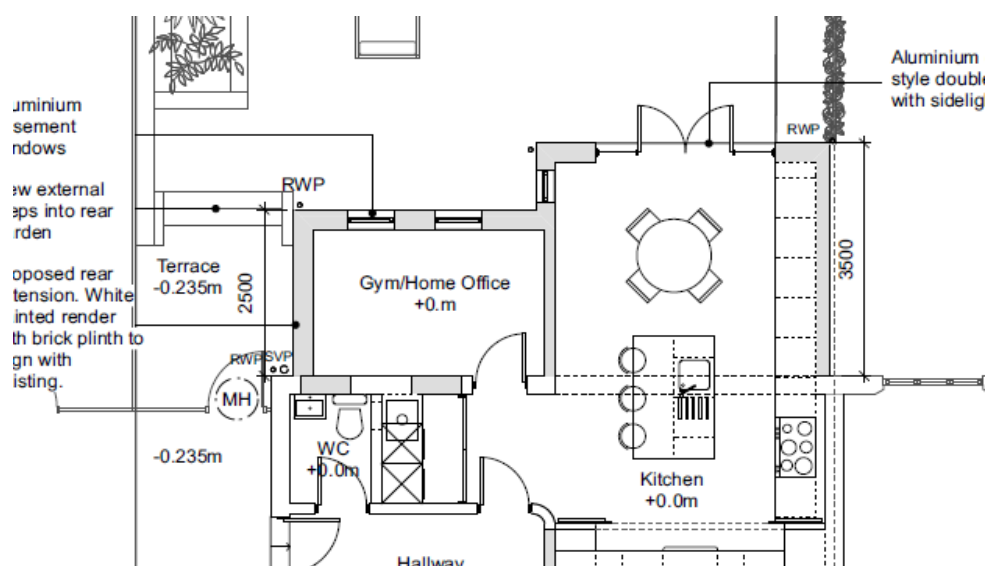


Description of development

Consent is sought to erect a single storey rear extension across the width of the rear elevation following the demolition of the existing conservatory.



The extension projects 3.5 metres on the shared boundary reducing to 2.5 metres approximately midway along the rear elevation. The extension will have a matching finish to the existing house and a dual pitch tile roof to the longer extension and a mono pitch roof above the smaller projection. The rear elevation will contain Crittal style french doors and windows. There would be a narrow window in the side of the longer extension looking across the remainder of the extension. There are no other windows in the side elevations. The dual pitch roof would have a single roof light in each slope.



Consultations & Notification Responses

Local Residents

No representations received.

Neighbourhood Services Arboriculture

Have provided comments regarding the removal and relocating of some young trees within the site under a different planning number - 132203/TCA/2021.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Core Strategy

The relevant saved UDP policies are DC1 and DC18

Policy DC1 establishes the principle of extending a home to meet the changing needs of the occupiers. In principle rear extensions up the 3 metres are acceptable. There are no specific provisions for dormers.

Policy DC18 seeks to preserve or enhance the City's conservation areas.

Issues

Principle

The proposed development accords with the principle of extending a property to meet the changing needs of the occupiers as set down in policy DC1.

Scale

With a maximum projection of 3.5 metres it is considered that the proposed extension would accord with the provisions of policy DC1 which says that single storey extensions projecting up to 3.65 metres are generally acceptable. On balance the scale of the extension is considered acceptable.

Design

The proposed extension combines the traditional in the use of brick and render for the walls with the contemporary the use of aluminium style Crittal windows and doors. On balance the adopted approach is considered acceptable.

Trees

The proposed development affects a single tree in the rear garden. Consent was recently granted to transplant the tree to the rear of the garden. Transplanting of trees is possible and the works are covered by a British Standard. The impact on trees within the site is not therefore considered to be significant.

Refuse

The refuse storage arrangements are not affected by the proposed development

Impact on the Conservation Area.

The proposed extension is located at the rear of the property and is similar to many other similar scale extensions within the Chorltonville Conservation Area. It would be largely invisible from the public domain and its impact of the wider character would be minimal. It is considered that the proposed extension would have a neutral impact on the conservation area and is therefore acceptable.

Residential amenity

The principle windows and doors are located in the rear elevation looking down the garden. The garden itself is terraced rising up to the property at the rear. There is a small side window however, this looks across the rear face of part of the extension towards the shared boundary with the adjacent property. Again this property is at a higher level is separated by a 1.8 metre high fence and faces the blank gable of the properties extension. There are no privacy issues with the roof lights. On balance it is considered that the proposed development would not result in overlooking or a loss of privacy.

The proposed extension replaces an existing conservatory on the shared boundary and whilst the extension projects further it remains within the limits suggested by policy. It is therefore considered that any overbearing impact on the adjoining property would not be significant. In terms of the adjacent property this is separated by the width of the paths at the side of the properties, the fence, the change in height of the ground levels and the existing extension and it is considered therefore that there will be no impact.

It is considered that the proposed extension will not adversely impact on residential amenity.

Conclusion

It is considered that the proposed extension accords with relevant Council Policies and is acceptable in all respects.

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:

353_PL002 received 17 November 2021

353_PL006 received 17 November 2021

353_PL007 received 17 November 2021

353_PL008 received 17 November 2021

353_PL009 received 17 November 2021

Design and Access Statement by Darwent Architecture dated November 2021 received 17 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 the materials specified on the approved drawings.

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.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

99 Claude Road, Manchester, M21 8DE

22 West Meade, Manchester, M21 8FD

20 West Meade, Manchester, M21 8FD

95 Claude Road, Manchester, M21 8DE

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

Conservation Area - Chorltonville Conservation Area 1992

Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH