

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132109/FH/2021

Date registered valid: 2 November 2021

Proposal: Erection of part single, part two-storey side and rear extensions to form an additional living and working accommodation

Address: 6 Chelsfield Grove, Manchester, M21 7SU

Ward(s): Chorlton Park Ward

Applicant: Darren Sharlotte, 6 Chelsfield Grove, Manchester, M21 7SU

Agent (if any): Umayr Azam North Edge Architecture

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

Recommendation: Approve

Date of recommendation: 03.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 February 2022 Expired: 17 February 2022

Site notice

No site notice has been produced

Press advert

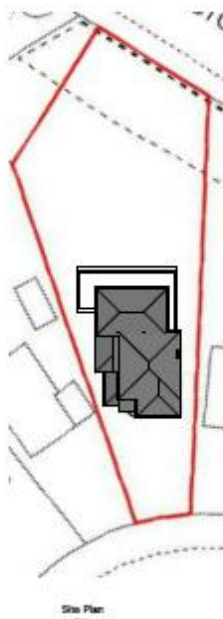
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to an interwar style two storey detached house on a wedge shaped site with a narrow frontage to Chelsfield Grove and a longer dog legged rear boundary part of which fronts Withington Road, which at this point is at a higher level as it approaches a bridge over the Fallowfield Loop.





The property is of brick construction with a hipped roof and there is a small single storey extension at the rear.



There is a small front garden with a drive to one side whilst the rear garden is in excess of 30 metres long.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

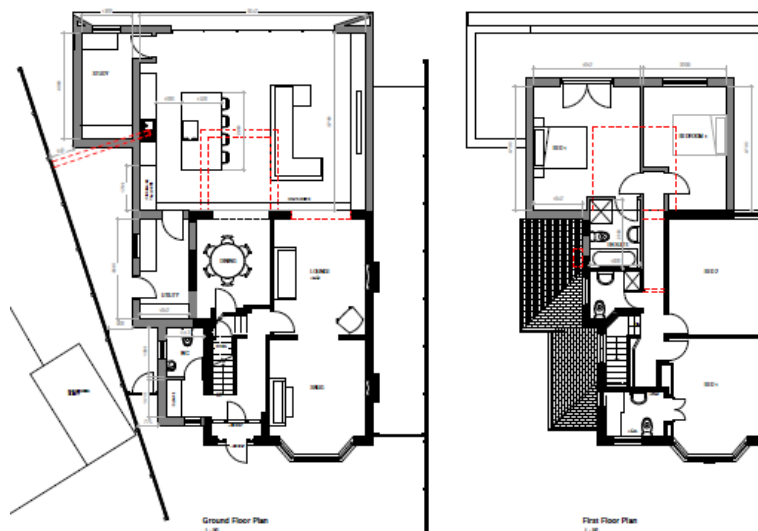
Description of area

The site is on the edge of a residential area, although there are residential properties to either side, as these properties are on the outside of a bend in the road the properties are closer to the application site at the front than at the rear. Facing across is the side elevation of a residential property on Chelsfield Grove. To the rear across Withington Road is the side of the rear garden to a dwelling on Mauldeth Road West.

Description of development

This scheme has been substantially reduced in scale from that originally submitted.

The north side elevation on to which the proposed single storey side extensions attach is stepped approximately half way along its length. Up to the step the single storey side extension would project approximately 1.7 metres and have a hipped roof, from the step to the rear of the original property the single storey side extension would project 2 metres and also have a hipped roof. The rear extension would occupy the full width of the original house and the side extension. It would project approximately 7.4 metres and there would be a step in the northern side elevation where it would project a further 2.3 metres. The ground floor of the rear extension would have a render finish and a flat roof. The first floor side and rear extension would occupy almost the full width of the original property and the width of the single storey side extension. It would be of brick construction with a hipped roof that does not attach to the roof of the original dwelling.



The north face of the enlarged property would contain two windows and a door at ground floor level and an existing window in the side elevation would be enlarged. In the south elevation there would be no windows or doors. In the rear elevation at ground floor level there would be a set of bi folding doors and a small window. At first floor level there would be a window and a set of French doors with a glass Juliet balcony.



Consultations & Notification Responses

Local residents.

Residents were notified of both the original scheme and the amended scheme. No representations were received on either occasion.

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 proposed development accords with the principle set out in DC1 for extending a property to meet the changing needs of the occupiers.

Scale

Despite being reduced significantly from the scheme as originally submitted the proposed extensions are still substantial particularly the ground floor rear extension. However this is a detached property and whilst from the front the site is quite narrow to the rear of the property the garden is extremely long and gets progressively wider. On balance it is considered that due to the unusual size and shape of the site it can accommodate the footprint of the proposed extension. The proposed single storey side extensions are modest in their scale and in terms of their massing are acceptable. The first floor side and rear extension has a significantly smaller footprint based on a projection of 5 metres rather than the 7.4 metres of the ground floor. This serves to reduce the overall massing of the property and as a consequence given the particular characteristics of the site the scale of the proposed extensions is considered acceptable.

Design

The principle elevations viewed from the public domain adopt a design that is heavily influenced by the host property. However, the single storey rear extension is very much a contemporary design solution, with the use of render and a shallow oversail to the bi folding doors on the rear elevation.

Overall the design is considered acceptable.

Refuse

The remains space at the side of the property to avoid storing bins in the front garden.

Parking

Whilst it will no longer be possible to park at the side of the property there will remain a single in curtilage parking space in the front garden.

Residential amenity

In terms of privacy it is proposed to install two new windows in the side elevations of the ground floor extensions and to enlarge an existing window in the first floor side elevation. The grounds floor windows are to a wc and a utility room and are 1.9 and 2 metres respectively from the boundary. The enlarged first floor window is to the landing and would be approximately 3.6 metres from the boundary. These windows face the blank gable elevation of the adjacent property and the passage down its side. Subject to the windows being obscurely glazed it is considered that there will be no significant loss of privacy attributable to these windows.

The extensions principle windows are in the rear elevation and face down the long rear garden towards the embankment leading up to Withington Road. In view of the size of the retained garden it is considered that these windows would not result in a loss of privacy.

A condition is proposed that would prohibit the use of the flat roof as a terrace as this could potentially result in the direct overlooking of the adjacent properties.

In terms of overbearing impact it is considered that the single storey elements are sufficiently far from the boundaries for this not to be an issue. In terms of the first floor extension this would be 3.3 metres from the boundary with the property to the south, and given the orientation this is considered to be sufficiently far for the extension not to be overbearing. In terms of the property to the north the proposed first floor extension would be 2.3 metres from the boundary at its closest increasing to 4.2 metres at the rear face of the proposed first floor. It is considered that this is sufficiently far for any overbearing impact not to be significant and any impact would be tempered by an existing detached garage in the rear garden of the adjacent property.

On balance it is considered that there would be no significant impact on residential amenity.

Conclusion.

On balance having regard to the particular circumstances of the site it is considered that the proposed extensions are acceptable and accord with Council policy.

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:

21-94-20-001 revision R8 received 29 January 2022

21-94-20-002 revision R2 received 29 January 2022

21-92-20-003 revision R7 received 29 January 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 development hereby approved shall not progress beyond damp proof course level unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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) Before first occupation the new or enlarged windows in the side elevations shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The roof of the single storey rear extension hereby approved shall not be used as a terrace or outside seating area.

Reason – To prevent the overlooking and consequential loss of privacy in respect of the adjacent properties pursuant to Core Strategy Policy DM1.

Appendix 1 – List of consultees & neighbours notified

438 Mauldeth Road West, Manchester, M21 7RA
4 Chelsfield Grove, Manchester, M21 7SU
1 Chelsfield Grove, Manchester, M21 7SU
8 Chelsfield Grove, Manchester, M21 7SU
2 Chelsfield Grove, Manchester, M21 7SU

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) -
Area Team Boundary - Name: SOUTH