

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132620/FO/2021

Date registered valid: 27 January 2022

Proposal: Erection of a part single, part two storey rear extension to provide additional living accommodation

Address: 4 Meldon Road, Manchester, M13 0TZ

Ward(s): Rusholme Ward

Applicant: Mr Denothan Ketheswaran 24 Aldermay Road, Manchester, M21 7QN

Agent (if any): Mr Reuben Ramelize Arch Designs Wilsons Park, C/o Mas, Monsall Road, Manchester, M40 8WN

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

Recommendation: Approve

Date of recommendation: 23.03.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 February 2022

Standard consultations:

Printed: 8 February 2022 Expired: 1 March 2022

Neighbour notifications

Printed: 8 February 2022 Expired: 1 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

This application relates to a two storey mid parade property comprising a commercial ground floor with residential above. The property is on the south side of Meldon Road and has a deep forecourt. At the rear is a two storey outrigger shared with the adjoining property to the west. On the rear of the outrigger is a single storey lean to attached to which is a single storey rear extension attached to which is a covered pergola style structure. There is a communal yard area at the rear with access from Meldon Road.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located in a small local centre either side of Meldon Road between Birchfields Road and Copesthorne Crescent. The application site is the middle property of a parade of three units. Adjoining to the west is a two storey commercial /residential unit with a small single storey extension of the back of the rear outrigger.



To the east the property has a substantial three storey rear extension.



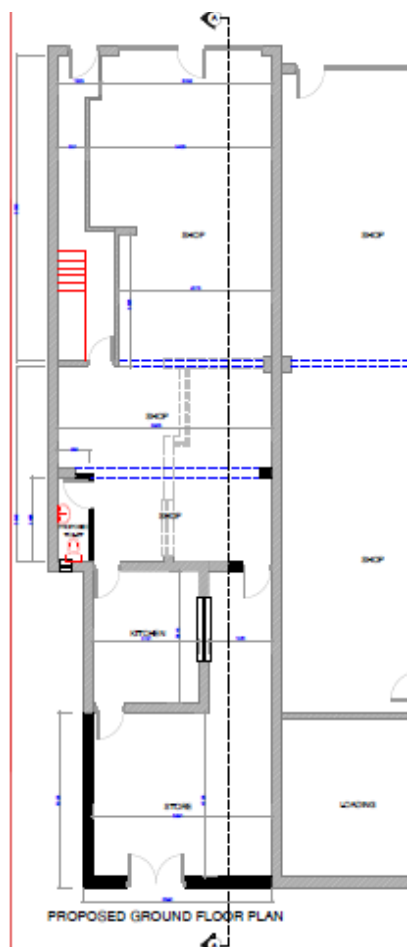
To the rear of the site is the side wall and rear garden of a residential property on Birchfields Road

Description of development

Consent is sought to erect a part single part two storey rear extension to provide additional commercial space on the ground floor and improve the first floor living accommodation.

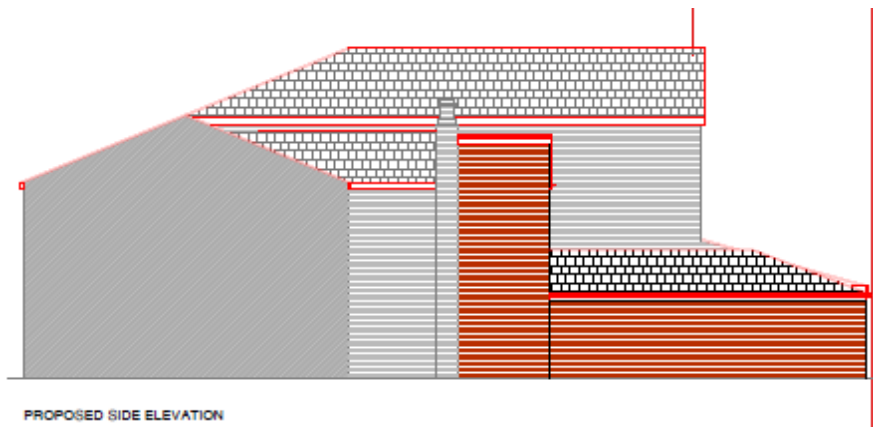
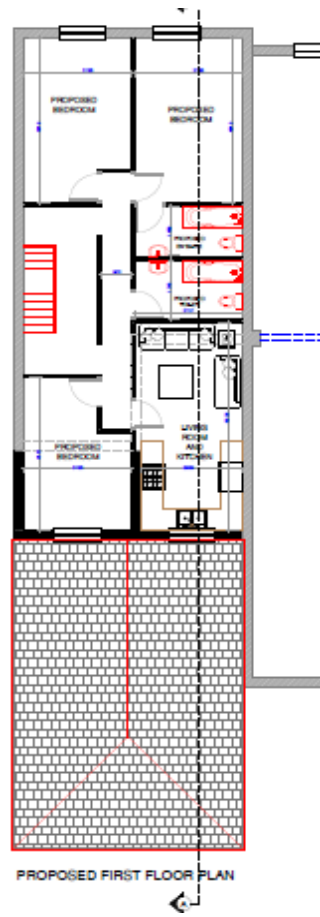
The ground floor extension would project 5.1 metres beyond the rear face of the existing extension . It would occupy the full width of the site, infilling the area at the side of the existing

outrigger, lean to and extension. The extension would be of brick construction with a hipped roof. The only opening would be a double door in the rear elevation.



The first floor extension would project approximately 2.5 metres beyond the rear face of the outrigger. The extension would occupy the full width of the side and infill the area at the side of the outrigger. The first floor extension would have two mono pitch roofs, one following the plane of the outrigger roof and the other being a continuation of the rear roof slope of the main body of the building. There would be two windows in the rear elevation. The accommodation provided would be a three bed flat with a floor area of approximately 86 Square metres.

A separate entrance is provided for the flat from Meldon Road, however, there is an entrance to the commercial unit from the flats entrance hall.



Consultations & Notification Responses

Local Residents/businesses

No representation received.

Environmental Protection

No Comments

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.

Issues

Principle

The proposed development involves improving both the commercial unit and the living accommodation above and this is considered to be acceptable and accord with Council policy.

Scale

In terms of scale the proposed extension sits alongside the extension recently constructed to the east and at no point projects beyond it. At first floor level it is significantly smaller. On balance having regard to the adjoining extension the scale of the proposed development is considered acceptable.

Design

There are no design issues arising from the proposed development.

Standard of accommodation.

Whilst in space terms the proposed flat exceeds the 74 square metres minimum for a three bedroom flat and is therefore considered acceptable.

The proposed flat takes its main access from Meldon Road which is acceptable in terms of security.

Refuse storage

The development provides for refuse storage arrangements in the rear yard with the bins being relocated to the front of the property for collection. Environmental Protection has raised no issues with this arrangement. The refuse storage arrangements are therefore considered to be acceptable and an appropriate condition is proposed.

Impact on amenity

The proposed extension is smaller than the property adjoining to the east and therefore will not impact on that property.

The property to the west has more potential for an adverse impact however, it is considered that the ground floor extension is unlikely to have an overbearing impact due to its lack of height adjacent to the boundary, whilst the first floor extension only has a modest rearward projection of 2.5 metres and given the orientation of the properties, the rear elevation faces approximately due south, any over bearing impact would not be significant. There are no overlooking or privacy issues in respect of this property.

There is a residential property at the bottom of the rear yard. It is sufficiently far from the extensions for there not to be an overbearing impact. In terms of privacy the only windows are in the first floor of the extension and these would be approximately 8.5 metres from the boundary and it is therefore considered that overlooking would not be significant.

Conclusion.

The proposed extensions are considered acceptable in all respects 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:

A1/03 revision B received 12 January 2022

A1/04 revision B received 22 March 2022

A3/06 received 22 March 2022

Waste Management Strategy received 27 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 be constructed using materials that match those used in the original building in terms of their colour, texture and size.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

5) The details of the scheme for the storage of refuse shown on the approved drawings shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

3 Meldon Road, Manchester, M13 0TZ
Floor Above, 6 Meldon Road, Manchester, M13 0TZ
6 Meldon Road, Manchester, M13 0TZ
5A Meldon Road, Manchester, M13 0TZ
Top Flat, 7 Meldon Road, Manchester, M13 0TZ
2 Meldon Road, Manchester, M13 0TZ
89 Birchfields Road, Manchester, M13 0UE
5 Meldon Road, Manchester, M13 0TZ
8 Meldon Road, Manchester, M13 0TZ
2A Meldon Road, Manchester, M13 0TZ
7 Meldon Road, Manchester, M13 0TZ

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
Area Team Boundary - Name: SOUTH