

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132253/FH/2021
Date registered valid: 17 November 2021
Proposal: Erection of part single/part two storey side and rear extension to form additional living accommodation
Address: 81 Egerton Road South, Manchester, M21 0YH
Ward(s): Chorlton Park Ward

Applicant: Mr Rahul Peck 81 Egerton Road South, Manchester, M21 0YH
Agent (if any): Ian Grainger Blu Room Architecture 5 Uplands Road, Darlington, DL3 7SZ
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 January 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None – Photos sent by client

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 November 2021

Expired: 13 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

The application site is a 2-storey inter-war semi-detached dwelling on the south side of Egerton Road South. There are gardens at the front and rear and access along the eastern side to the large rear garden.

There is a conservatory on the rear elevation and free-standing timber garden shed. Materials are red-brown brick at ground floor and render at first on the front elevation and brick to other elevations. The roof is hipped and covered with slate.

Listed building: Not applicable

Conservation area: NA

Tree Preservation Order: NA

Description of area

The site is within an area characterised by a similar housing typology. There is some variation in roof profile with alternating gable roofs and a consistent palette of materials.

It lies close to the Metrolink St. Werburgh's Road tram stop with Chorlton High School beyond to the south and is approximately 750 metres south east of the Chorlton District Centre.

Description of development

Erection of part single/part two storey side and rear extension to form additional living accommodation.

The application proposes a modest scale of development which provides an extended kitchen/dining room, utility room, WC and storage at ground floor, and an enlarged bathroom and en-suite bedroom at first floor. All materials are proposed to match the existing.

Consultations & Notification Responses

Neighbour notifications – A total of 5no. neighbours on Egerton Road South were notified of the application. No comments were received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application. Specifically, policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management

- o Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF) (2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Issues

Principle

Saved UDP policy DC1 establishes the principle of enabling Manchester residents to extend their homes whilst protecting residential and visual amenity. Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

The proposal is for residential extensions in a residential setting which is conforming development. The principle of the proposal is therefore acceptable subject to satisfactory compliance with the above policy considerations.

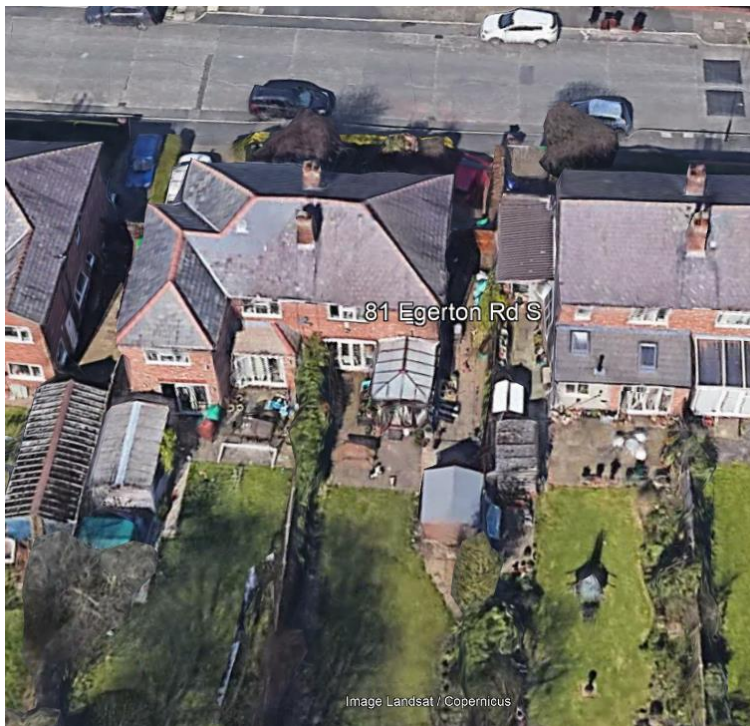
Residential Amenity

The amenity impacts are assessed as being acceptable for this development. The extension at the side is 1.8-metres wide and retains a 750mm gap to the boundary with No.79 to the east. This property has an attached garage on the boundary along half the gable length, and an enlarged window on the original gable wall facing the site. This window will experience some loss of light but is not understood to be a main habitable room window. The side extension proposes 2no. WC windows at the side which will be obscurely glazed, and a door. There are no concerns that any loss of amenity due to overlooking will result from any approval.

No.79 has a single storey rear extension which the proposed extension would face as it wraps around to the rear following demolition of the conservatory. The rear part of the extension is 3-metres deep over both storeys and retains the same 750mm gap to No.79. The 2-storey element may again lead to some loss of light into the enlarged window at the side of No.79 as noted above.

The single storey element at the rear is also 3-metres deep with a sloping monopitch roof. It would sit on the boundary with No.83 to the west which has a part-2-storey, part-single storey

rear extension. Alongside this existing development, there would be no adverse impacts on this occupier.



Visual amenity

The extensions will have an acceptable impact on residential amenity. The width at the side is relatively modest in relation to the scale of the dwelling with window headers and cills and eaves aligned. At the rear, the footprint is within the guidelines for residential extensions under saved UDP policy DC1.

From the front elevation, the extension will appear subservient. The first floor is set back by 1-metres off the principal elevation and the roof ridge is set down. Brick and slate materials are proposed to match the existing which will help the extensions to assimilate well with the dwelling. Overall, the proposal will maintain the character of the street scene where several neighbouring

dwelling have been similarly extended. On this basis, the proposal is considered to accord with saved UDP policy DC1 and with the principles within Core Strategy policies DM1 and SP1.

Parking and bin storage

Parking and bin storage arrangement can continue to be managed from the front and side elevations given the retained gap at the side and retained front garden area. Alternatively, on - street parking is unrestricted along this stretch of Egerton Road South.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The proposed extensions raised no concerns on public notification and the application has been determined in a timely manner.

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 received on the 17th of November 2021 or as stated:

Application form

Location Plan (Ref: 06)

Existing and Proposed Plans and Elevations (01, 02 and 03)

Amended Proposed First Floor Plans and Elevations (04 Rev A and 05 Rev A) received on the 13th of January 2022

Photos received on the 11th of January 2022

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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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.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The ground floor and first floor WC windows shown on drawing Nos.03, 04 Rev A and 05 Rev A, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

83 Egerton Road South, Manchester, M21 0YH
58 Egerton Road South, Manchester, M21 0ZH
60 Egerton Road South, Manchester, M21 0ZH
56 Egerton Road South, Manchester, M21 0ZH
79 Egerton Road South, Manchester, M21 0YH

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