

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131975/FH/2021

Date registered valid: 19 October 2021

Proposal: Erection of a single storey front porch and a single storey side extension

Address: 159 Manchester Road, Manchester, M16 0FE

Ward(s): Chorlton Ward

Applicant: Mr. Ajmal Nasir 159 Manchester Road, Manchester, M16 0FE

Agent (if any): Mr Barry Tang Tang and Associates Ltd - Chartered Architects
Entrance W1, First Floor, Westwood House, Greenwood Business
Centre, Manchester, M5 4QH

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14th December 2021

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 25 October 2021 Expired: 15 November 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 site relates to a two storey semi detached property in the Chorlton ward area of Manchester. A carport is located on the side with an existing single storey rear extension. Gardens are to the front and rear.

Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character.

Description of development

Erection of a single storey front porch and a single storey side extension

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received as a result of this proposal.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle

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. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are three previous planning applications relating to this site as follows:

F09280 - Erection of a carport side of dwelling house. This application was approved on 06.10.1978

131444/FH/2021 - Erection of single-storey front extension, conversion of roof from hipped to gable and installation of dormer to rear to form additional living accommodation. This application was withdrawn on 19.10.2021

131936/LP/2021 - Proposed lawful development for alteration of roof from hip to gable to create rear dormer and installation of roof lights. This application was approved on 10.12.2021

Residential Amenity

Side

The application proposes a single storey side extension to create additional living accommodation. The extension would be in line with the front wall of the house and up to the shared boundary with the adjacent property forming a garage. The structure would extend rearwards beyond the back wall adjoining an existing rear extension projecting 6.0m with a projection towards the side measuring 1.5m wide and retaining a gap to the boundary of the adjacent property no. 161 Manchester Road. The roof would be flat with a shutter proposed on the front and a door on the rear of the garage. No windows are proposed on the side elevation.

Although the extension projects further than what DC1 policy would allow, it is considered that given the orientation of the property together with the fact that the proposal is single storey, there would be no overshadowing or loss of light as a result of the proposal. It is not considered that

the introduction of a side extension would provide visual harm to the adjacent or surrounding properties in the area. In addition, no comments or objections have been received from local residents notified of this application.

Porch

The application proposes a front porch measuring 1.5m x 3.5m with a sloping roof. This is considered to be an acceptable addition to the front of the property and is considered would not provide visual harm to the character of the property or area.

The extension and porch would be visible from the public highway and therefore would feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible. On balance, the extensions are considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

Although the extension would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The appearance is acceptable and its impact upon visual amenity is considered negligible. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extensions are comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be an acceptable addition to the property and in terms of the proposed materials it is intended to use matching brick as specified in the application form/drawings.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Refuse

Space for the storage of bins would be retained at the rear of the property with access introduced through the garage for collection, therefore the storage of refuse bins are not affected by the proposal which accords with policy EN19 of the Core Strategy.

Parking

There would be continued off street car parking to the front of the property.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during 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:

Received on 19th October 2021 numbered 9729/111 Revision E Existing and Proposed Floor Plans

Received on 19th October 2021 numbered 9729/121 Revision E Existing and Proposed Elevations

Received on 19th October 2021 numbered 9729/122 Revision E Existing and Proposed side and rear elevations

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 materials to be used on the external surfaces hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

142A Manchester Road, Chorlton, Manchester, M16 0DZ
161 Manchester Road, Chorlton, Manchester, M16 0FE
Shassab Residential Care Home, 144 Manchester Road, Chorlton, Manchester, M16 0DZ
157 Manchester Road, Chorlton, Manchester, M16 0FE
9 Crimsworth Avenue, Manchester, M16 0EB
7 Crimsworth Avenue, Manchester, M16 0EB
11 Crimsworth Avenue, Manchester, M16 0EB
146 Manchester Road, Chorlton, Manchester, M16 0DZ
142 Manchester Road, Chorlton, Manchester, M16 0DZ

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