MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 131507/FH/2021 |
| **Date registered valid:** | 26 August 2021 |
| **Proposal:** | Erection of single storey side and rear extension to form additional living accommodation |
| **Address:** | 30 Bilsborrow Road, Manchester, M14 7TH |
| **Ward(s):** | Moss Side Ward |
| **Applicant:** | Kabul 30 Bilsborrow Road, Manchester, M14 7TH |
| **Agent (if any):** | Mr Karim 58 Rectory Lane, Manchester, M25 1BL |
| **Case officer:** | Tracie Simpson<br>Tel: 0161 234 4537<br>Email: tracie.simpson@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **8th November 2021** |



## Application details

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| **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: 6 September 2021 Expired: 27 Sept 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 relates to a three storey end-terrace C3 dwellinghouse of red brick and off-white render with a flat roof and black windows. It is a contemporary property, with a small front yard and modest back garden bounded by red brick walls and railings. Bilsborrow Road lies within the recently built Maine Road estate in Moss Side. It is residential in nature and consists of rows of two and three storey terraced family dwellinghouses with small gardens, benefitting from their proximity to Platt Fields Park, several bus routes and Rusholme District Centre.







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

## Description of area

This is primarily a residential area in nature.

## Description of development

Erection of single storey side and rear extension to form additional living accommodation

## Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

## 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 EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

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

Principle

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 has been one previous planning application relating to this site as follows:

Planning reference number: 130025/FH/2021– Erection of single storey side extension to provide additional living accommodation This application was approved 9th June 2021.

Residential Amenity

The application proposes the erection of a of a single storey side and rear extension to form additional accommodation.

The extension would be located on the side and rear wall of the property measuring 9.083m along the side, 1.575m wide at the front and approximately 5m in width across the rear retaining a large gap to the shared boundary of the adjoining property. Projection beyond the rear wall would be 3.0 metres. It is not considered this extension, which is sited 5m from the nearest neighbour, will impede on surrounding occupiers light, privacy or outlook. In addition to this, no objections have been received from the local residents notified of the development, hence the proposal is considered acceptable in terms of residential amenity.

Due to it's siting on a corner plot close to back of footpath, the extension would feature within the street scene however due to its significant set back from the front wall of the house by approximately 5.5m, matching materials and relatively low height, it is not considered to form a prominent feature. Windows would be located to the front and rear with the addition of a door to

the side facing the adjoining neighbouring property. Given the distance to the shared boundaries west and north of the site, it is not considered that there would be any overlooking or loss of privacy from the siting of the door to the side or the window on the rear.

The extension is considered subservient to the main house, is not considered to form a prominent feature within the street scene and in this case is considered to be an acceptable addition to the property pursuant to policies DC1, DM1 and SP1.

Siting, scale and massing

The size and footprint of the proposed extension is 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 extension would be constructed of materials to match the existing house, as specified in the application form/drawings. The design is standard, to be expected of such development and is in-keeping with the style of the original dwellinghouse, therefore the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area.

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

The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

Parking

The property has an off-street parking space within the development's carpark to the rear, which is unaffected. The bins have been shown as being stored in front of the extension, where they were noted as being stored at present during the site visit. A condition has been attached requiring details of a bin store to be submitted, in accordance with core strategy policy DM1.

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 polices 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:

Amended drawings received on 2nd November 2021 Proposed Elevations

Amended drawings received on 2nd November 2021 Proposed Floor Plans

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

47 Bilsborrow Road, Manchester, M14 7TH
32 Bilsborrow Road, Manchester, M14 7TH
28 Bilsborrow Road, Manchester, M14 7TH
26 Bilsborrow Road, Manchester, M14 7TH
69 Bilsborrow Road, Manchester, M14 7TH
71 Bilsborrow Road, Manchester, M14 7TH
73 Bilsborrow Road, Manchester, M14 7TH
75 Bilsborrow Road, Manchester, M14 7TH
67 Bilsborrow Road, Manchester, M14 7TH
65 Bilsborrow Road, Manchester, M14 7TH

## 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