

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132915/FH/2022

Date registered valid: 11 February 2022

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

Address: 17 Daresbury Road, Manchester, M21 9NA

Ward(s): Chorlton Ward

Applicant: Nick Cameron, 17 Daresbury Road, Manchester, M21 9NA

Agent (if any): Mr Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 April 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 February 2022 Expired: 8 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey, semi-detached C3 dwellinghouse of red brick and off-white render, with a gable end roof, bay windows and an original two storey rear outrigger. The plot includes front and rear gardens.

Description of area

Daresbury Road is residential in nature and located within Chorlton, close to Turn Moss Playing Fields and the district centre.

Description of development

The applicant is seeking permission to build a single storey side and rear extension to provide additional living accommodation.

Consultations & Notification Responses

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

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however select policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2021), in particular:

- Chapter 12 - Achieving well-designed places

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

Issues

Principle – The principle of building a single storey side and rear extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – It would project 3.5m beyond the rear elevation of the outrigger (7.65m from the rear elevation of the kitchen) and 1.35m to the side, leaving a gap of 0.15m to the party wall shared with No.19, and 1.2m to the boundary shared with No.15. It would set back from the principle elevation by 10m, with a height of 3.4m. The proposal would occupy a gap in the original footprint, would leave adequate gaps to the boundaries and would match that of the adjoining semi No.19 (122587/FH/2019). It is deemed subservient to the host dwelling and appropriately sited and scaled, in accordance with policies DC1 and DM1.

Design, appearance and visual amenity – The extension is to be constructed of red brickwork to match the existing house, along with a coping stone parapet and aluminium windows and doors, which has been conditioned. The side elevation would contain a door and two high level windows. The rear elevation would feature a wide set of crittal-style doors opening onto the garden. The parapet would hide three large rooflights within the flat roof. Due to the single storey nature, small scale and appropriate materials, it is not considered that it would significantly harm the visual amenity of the house nor area. The design is standard in appearance, to be expected of a single storey extension and is considered in-keeping with other local development, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The adjoining property, No.19, has a very similar extension of the same scale, built in the last couple of years, hence these neighbours would not be affected. To the other side, No.15 may lose some sunlight to their side/rear at ground floor in the early morning however this is not deemed significant given the location of their outbuilding along the boundary and the gap of 1.2m left to the shared boundary. Though there are two windows proposed for the side elevation facing No.15, they are both high level (2.1m above internal floor level), hence it is not considered to impact upon neighbouring occupiers' privacy. In addition, no objections were received from local residents in relation to this application and it is considered acceptable in terms of its impacts upon residential amenity.

Conclusion – Parking and refuse arrangements would remain as existing. The proposal broadly complies with policies DM1 and SP1 of the Core Strategy, saved policy DC1 of the UDP and the NPPF. No objections were received and the works are not thought to significantly harm

the existing levels of residential amenity currently enjoyed by neighbouring occupiers nor the visual amenity of the dwellinghouse and street scene. The proposed works are therefore deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings numbered '03' and '04', stamped as received by the City Council as Local Planning Authority on the 11th February 2022.

Reason - To ensure 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 of the extensions hereby permitted shall match those stated on the submitted application form and elevational drawings, including brickwork to match the existing dwellinghouse.

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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

16 Daresbury Road, Manchester, M21 9WA
18 Daresbury Road, Manchester, M21 9WA
20 Daresbury Road, Manchester, M21 9WA
19 Daresbury Road, Manchester, M21 9NA
15 Daresbury Road, Manchester, M21 9NA

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