

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132611/FH/2021
Date registered valid: 11 January 2022
Proposal: Erection of single storey side extension
Address: 2 Macauley Road, Manchester, M16 0FA
Ward(s): Chorlton Ward
Applicant: Mr Talat Mehmood, 2 Macauley Road, Manchester, M16 0FA
Agent (if any): Mr Niamat Ali, NA Design & Construction Ltd, 47 Egerton Road South, Manchester, M21 0YW
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 7 March 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 February 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 January 2022 Expired: 4 February 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 double fronted two storey detached C3 dwellinghouse of red brick with a hipped pantile roof. The property features existing single storey rear extensions (F06811 and 101297/FH/2013/S1) and a porch extension. The plot includes a front garden, with a driveway to each side, and a small paved yard to the rear.

Description of area

Macauley Road is residential in nature and characterised by red brick family dwellinghouses with hipped roofs and red tiled bays. The short cul-de-sac lies between Manchester Road, at the northern end of Chorlton, and the border with Firwood in Trafford.

Description of development

The applicant wishes to build a single storey side extension to provide additional living accommodation for a family dwellinghouse. It was noted on site that an additional single storey rear extension had recently been built, but this is not reflected on the drawings and this decision does not grant permission for the unauthorised rear element.

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Unitary Development Plan (UDP 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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):

- 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 single storey side extension to provide additional living space for a family dwellinghouse is acceptable given the provisions of saved UDP policy DC1, 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 – The single storey side extension would project 3m from the north-western elevation, with a depth of 5.8m, an eaves height of 2.8m and a maximum height of 3.65m. It would leave a gap of 0.9m at its narrowest point to the boundary shared with No.4 (2.5m at its widest point). The detached property already has a 2.25m single storey to the right hand side (facing south-east) which was approved in 2021 (130679/FH/2021) and both side elements would match in terms of style/roof type. The extension would form an additional office/study with en-suite. The study (in isolation) could be built under permitted development, as it accords with the rules for dimensions and siting and its width does not exceed half the width of the original dwellinghouse. The proposal has acceptable scale, massing and siting, pursuant to policies DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including red facing brickwork, roof tiles and white uPVC windows/doors, which has been conditioned. The single storey side would feature a mono-pitched roof containing 2no rooflights, with a door and small window within both the front and rear elevations, whilst the side elevation would form a blank wall. The proposal would be visible within the Macauley Road street scene and due to its scale and appropriate materials it would not form an overly prominent feature. The design is to be expected of such development and is considered in-keeping with the rest of the building and locality, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor wider area.

Residential amenity – The extension would leave an adequate gap to the shared boundary (0.9m+), ensuring the neighbouring occupiers' outlook and sunlight would not be unduly impacted by the works. There are no windows proposed for the side elevation, though the window within the rear would face the far corner of the neighbouring garden, this is not considered to impact upon privacy due to the nature of the window (obscurely glazed for a

bathroom) and the distance to said garden. In addition to this, no objections have been received from local residents, hence the proposal is considered acceptable in terms of its impacts upon residential amenity.

Conclusion – The storage of refuse and off-street parking provision remain as existing, in line with policy DM1. The proposal also complies with policies DC1, SP1 and the NPPF. No objections were received and the extension is not considered to cause undue harm to the residential amenity currently enjoyed by surrounding occupiers, nor harm the visual amenity of the property or wider street scene. The proposed development is therefore deemed acceptable and construction 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 revised drawings numbered 'NA-P01' and 'NA-P02', stamped as received by the City Council as Local Planning Authority on the 25th 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 extension hereby permitted shall match those of the existing building, in type, size, colour and texture, as stated on the submitted application form.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected under Part 1, Classes: A (extensions) and E (outbuildings) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity and to safeguard the character of the area, pursuant to policies DM1 and SP1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

165 Manchester Road, Chorlton, Manchester, M16 0FE
171 Manchester Road, Chorlton, Manchester, M16 0ED
167 Manchester Road, Chorlton, Manchester, M16 0ED
6 Macauley Road, Manchester, M16 0FA
169 Manchester Road, Chorlton, Manchester, M16 0ED
1 Crimsworth Avenue, Manchester, M16 0EB
8 Macauley Road, Manchester, M16 0FA
4 Macauley Road, Manchester, M16 0FA

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH