

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 132251/FH/2021

**Date registered valid:** 17 November 2021

**Proposal:** Erection of single storey rear extension to provide additional living accommodation

**Address:** 27 New Forest Road, Manchester, M23 9JT

**Ward(s):** Brooklands Ward

**Applicant:** Mr Gibby Mathew, 27 New Forest Road, Manchester, M23 9JT

**Agent (if any):** Mr Roger Green, 3 Alder Drive, Altrincham, WA15 7YG

**Case officer:** Constance Phillips  
Tel: 0161 234 5792  
Email: [constance.phillips@manchester.gov.uk](mailto:constance.phillips@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 18 January 2021

### **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** Photos taken from original application

**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**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two storey detached C3 dwellinghouse of brick with a red tiled roof featuring a front facing gable and a hipped side projection with an integral garage at ground floor. The property sits within a large plot including a wide driveway and garden to the front and a large garden to the rear.

### **Description of area**

New Forest Road is a residential road which runs parallel to Brooklands Road within the ward of the same name, close to the boundary with Trafford. The area mainly consists of large detached family dwellinghouses with generous gardens.

### **Description of development**

The applicant gained permission to build a single storey rear extension to provide additional living accommodation in 2020 (under ref 128263/FH/2020) and is now seeking permission for the same works except with a dual-pitched roof instead of a flat roof.

### **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 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 this policy document.

## **Issues**

**Principle** – The principle of building a single storey 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** – The single storey extension would be sited at the rear, facing south-west, creating a morning room and larger kitchen. It would project 5m to the rear with a width almost spanning the house at 9.5m, an eaves height of 2.8m and a maximum height of 4m to the apex (the original permission had a 3.6m high flat roof). It would be sited 1.8m from the boundary shared with No.25 and 2.4m from the boundary shared with No.29, both of which already have 3m rear extensions themselves. The rearward projection exceeds the limit stipulated within policy DC1 (of 3.65m) but only exceeds what could be built under permitted development by 1m and is within the range afforded by the Larger Homes Extension scheme for detached homes. Given the gaps to the shared boundaries and the large rear garden (approx. 14m x 14m remaining) the siting, scale and massing of the proposal is considered acceptable.

**Appearance and visual amenity** – The extension would feature smooth white render walls, smooth grey roof tiles and grey uPVC windows and doors. In the rear elevation would sit a set of bi-folding doors opening onto the garden and 4no rooflights would sit within the roof (2no per slope), with blank side elevations. The proposal is standard in scale and design for residential extensions in this area and although slightly more contemporary in style and the choice of materials than the existing building, it would not be visible from the public highway and therefore would not feature within the street scene. Hence the character of the house and area should not be significantly harmed by these works.

**Residential amenity** – There are no windows proposed for the side elevations, therefore the neighbouring occupiers' privacy should not be impacted. Due to the scale, south-westerly orientation, adjacent extensions and the siting away from boundaries, it is not considered that the works would cause overbearing or significant overshadowing issues for surrounding occupiers. In addition to this, no objections were received from the local residents notified of the development, nor any other party. It is considered that the proposal broadly accords with residential policies DC1, DM1 and SP1.

**Conclusion** – The storage of refuse and provision of off-street parking would remain as existing. The proposal broadly accords with policies DM1, DC1, SP1 and the NPPF, did not receive any objections and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is 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 drawing numbered 'RG/SM/04 Rev A', stamped as received by the City Council as Local Planning Authority with the planning application on the 17th November 2021 and 'RG/SM/03 Rev B', stamped as received by the City Council as Local Planning Authority on the 12th January 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 specified on the submitted application form and drawings.

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**

25 New Forest Road, Manchester, M23 9JT  
29 New Forest Road, Manchester, M23 9JT  
259 Brooklands Road, Brooklands, Manchester, M23 9HF  
257 Brooklands Road, Brooklands, Manchester, M23 9HF

#### **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 (Less)  
Area Team Boundary - Name: SOUTH