

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132771/FH/2022

Date registered valid: 2 February 2022

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

Address: 109 Newport Road, Manchester, M21 9NW

Ward(s): Chorlton Ward

Applicant: Charlotte Norwood, 109 Newport Road, Manchester, M21 9NW

Agent (if any): Mr Rick Clarke, House Architecture Group Limited, 60 Ernocroft Road, Marple Bridge, Stockport, SK6 5DY

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24.03.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 February 2022 Expired: 25 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

The property that is the subject of this householder planning application is a red brick 2 storey Victorian semi-detached dwelling house. It is located within the Chorlton ward of the City. It has a small walled garden to the front with a garden to the rear part grass, part flagged. The access to the rear garden is taken from down the side of the property through a pedestrian gate. The rear elevation of the property has historically comprised of a bay window to both the ground and first floor and there was previously a single storey original outrigger which has been demolished. There is no parking with the property, and this is the case throughout the immediate area.

There is a dormer extension currently under construction which has the benefit of a certificate of permitted lawful development issued under ref:130482/LP/2021. This was a split decision, as the proposal was also for the erection of a single storey extension that occupied the full width of the property, however this element was not permitted development as it would have been classed as building off an original side wall (outrigger) and would be greater than half the width of the original property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of properties of a similar age style and footprint to the proposal site. Longford park and Ryebank Fields are located to the west and north respectively. The property benefits from its close proximity to Chorlton district centre. It is located on a sustainable transport network and is easily accessed by alternative modes of transport other than the car.

Description of development

The proposal is for the erection of a single storey rear extension. It would occupy the full width of the property, have a flat roof with a parapet edge, and would house a green roof together with 2 roof lights. There would be no windows in the side elevation with one window and a set of French doors within the rear elevation. It would project from the rear of the property by 3 metres. It would provide additional living accommodation in the form of an open plan family room and kitchen. The brickwork would match the existing property and the windows and doors would be in powder coated aluminium, and the parapet would be edged in Artstone copings.

Consultations & Notification Responses

Local Residents were informed - no representations have been received.

Issues

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, 2018)

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

Principle - The principle of building a single storey rear extension on an existing residential property within an established residential area to provide additional living accommodation 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 directly south, replacing the existing outrigger. It would project 3.00 metres from the rear and would sit up against the common boundary with number 111 Newport Road. It would extend no closer to number 105 Newport Road than the existing property. Even though there is a parapet wall to the top of the extension, it still sits well below the windows to the first floor in the rear elevation, and at 3 metres projection and with a width of no greater than the host property, it is considered a modest addition. It is considered that the siting, scale and massing of the proposal is acceptable.

Appearance and visual amenity - The materials to be used would match those of the existing property, with contrasting materials used for the door and windows. There would be 2 roof lights within the roof, together with a green roof, these features would not be highly visible due to the parapet edge. In the rear elevation would sit a vertical window and a set of glazed French doors opening onto the garden. The proposal is relatively standard in design and very similar to those which already exist as many houses in the immediate area have benefitted from extensions, primarily to the rear of the property. The extension would not be visible from the public highway and therefore would not feature within the street scene. The character of the properties when viewed from the front within the street scene remains constant, with the changes mainly being

out of the public view to the rear of the properties. Therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Residential amenity - There are no windows proposed in the side elevation with the windows overlooking the applicants own garden area, therefore the surrounding occupiers' privacy should not be impacted. Given the modest rearward projection and the fact that the extension is only single storey it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. It is considered in this case that the proposal accords with residential policies DC1, DM1 and SP1.

Waste- The bins are currently stored to the rear of the property, and are brought down the side of the property to kerb side on collection day. This situation will not be affected.

Parking-There is no parking afforded for the property, and the situation will not change post development.

Conclusion - The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not considered that the proposal would have a detrimental impact upon either the residential or visual amenity of the neighbouring properties or upon the character of the property itself or the area within which it is located.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

AS3- Location Plan received 21.01.2022

AL1 Rev A- Proposed Floor Plans received 21.01.2022

AL2- Site Plan received 26.01.2022

AV1 Rev C- Proposed Elevations received 02.02.2022

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 of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

122 Nicolas Road, Manchester, M21 9LT
110 Newport Road, Manchester, M21 9WN
120 Nicolas Road, Manchester, M21 9LT
112 Newport Road, Manchester, M21 9WN
108 Newport Road, Manchester, M21 9WN
111 Newport Road, Manchester, M21 9NW
107 Newport Road, Manchester, M21 9NW
124 Nicolas Road, Manchester, M21 9LT

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