

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131756/FH/2021

Date registered valid: 18 October 2021

Proposal: Erection of a part single/part two storey side and rear extension together with rear roof dormer to form additional living accommodation

Address: 54 Delacourt Road, Manchester, M14 6BX

Ward(s): Old Moat Ward

Applicant: Mr Zahid Hassan Ashrif, 54 Delacourt Road, Manchester, M14 6BX

Agent (if any): Mr Dean King, NK Architectural Services, Office 3, 227 Finney Lane, Heald Green, SK8 3PX

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

Recommendation: Approve

Date of recommendation: 3 February 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 November 2021

Standard consultations: Printed: 27 October 2021 Expired: 17 November 2021

Neighbour notifications: Printed: 27 October 2021 Expired: 17 November 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 semi-detached C3 dwellinghouse of red brick with a Hipped roof, featuring an existing part single part two storey rear extension and front porch. The plot includes a paved front garden/driveway and a rear garden.

Description of area

Delacourt Road, within Withington, and the surrounding area is predominantly residential in nature and comprises of similar red brick semi-detached family dwellinghouses with well-sized gardens and driveways.

Description of development

The applicant is seeking permission to build a part single, part two storey side and rear extension with hip to gable roof alteration and a rear dormer, to provide additional living accommodation.

Consultations & Notification Responses

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

MCC Flood Risk Management – Requested a flood risk statement, for floor levels to be in line with existing, or 300mm above external ground level, and for the applicant to sign up for EA flood warnings. The latter points have been attached as an informative. The statement was not requested due to the applicant providing proof that the EA considers the site an area of low risk

and they have confirmed that floor levels are to be in line with existing and electrical outlets to be 450mm above FFL.

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 some 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 DM 1 - 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 a part single part two storey side and rear extension with hip to gable roof alteration and dormer, to provide additional living space for a family dwellinghouse, is acceptable, as policy DC1.1 mentions enabling people to adapt their homes to meet changing household needs. However, consideration must be given to the proposal's siting, scale and design and its impact upon both visual and residential amenity.

Siting, scale and massing – The ground floor aspect would wrap around the house, starting from the side, flush with the principle elevation, and finishing along the boundary with the adjoining semi at the rear, with a sideward projection of 1.89m and a rearward depth of 4.31m. It would have a maximum height of 3.4m at the side and 3.5m at the rear. The two storey side element would have a setback from the principle elevation of 2m, a side projection of 1.89m, a depth of 6.1m and would be set down from the main ridge by 0.62m. The two storey rear element would have a depth of 3.31m, a width of 3.32m and would be set down from the main ridge by 1.28m. The first floor aspect (rear bedroom) would be sited 2.55m from the boundary with the adjoining semi, No.56, and 2m from the boundary with No.52. The hip to gable alteration would extend the hip by 4.2m creating 14.2m³ of additional roof space, whilst the rear dormer would add another 17.95m³, taking the total to 32.15m³ which would accord with Permitted Development if built alone, as it features a setback from the eaves of 0.25m. Though the ground floor rear projection exceeds the limit stipulated within policy DC1 (of 3.65m), it is only by 0.66m and larger can be built under the Larger Homes Extension scheme if no objections are received (as in this case). The rear projection accords with policy DC1 at first floor and the set down ridge, setback from the frontage and gap retained to the side boundary ensures a subordinate appearance and successfully avoids the terracing effect. It is also believed the development gap can be shared equally should No.52 wish to extend in a similar way. Originally the first floor wrapped around the corner of the house and ended closer to the party wall, which was considered excessive and deemed to be overbearing for both neighbours, therefore negotiations took place to remove this element, as well as increase the setback at the side and reduce the width of the dormer. The property benefits from a well-sized garden and

thus it is considered that the site can accommodate a large extension. It will not exceed the scale of similar nearby extensions visible in this area of Withington, such as those at No's 16, 17, 26, 34 and 48 Delacourt Road, hence the siting, scale and massing of the proposal are considered acceptable.

Design, appearance and visual amenity – The extension would have a traditional appearance, in keeping with the dwellinghouse and surrounding area. It would be constructed from red facing brickwork with roof tiles and white uPVC windows to match existing and this has been conditioned. The main roof would feature a hip to gable roof alteration, which is acceptable given it could be carried out under Permitted Development and there are other gable roofs along Delacourt Road. The rear box dormer would be clad in hanging tiles to match the rest of the roof and would feature two rear-facing windows. The side extension would have a gable roof with a pitch to match the main gable and the rear would feature a small gable also. The side extension would tie-in with the main house and would not negatively impact the character of the area as it is set back from the principal elevation by 2m and set down from the main ridge by 0.62m, thus ensuring a subservient appearance. The front elevation would feature a window at both floors and the side elevation would feature one obscure window at first floor (conditioned). The rear elevation would contain a first floor gable with a bedroom window, above a mono-pitched roof for the ground floor element containing a kitchen window and a set of French doors opening onto the garden. Many properties in this residential area of Withington already feature two storey extensions, for growing families, hence the character of the area is not considered to be further affected by this proposal, as a precedent has long been set here and the extensions would be in-keeping with the style of the house and the scale of similar nearby works.

Residential amenity – With a rearward depth of 3.31m and a sideward projection of 1.89m, the first floor elements are considered acceptable as they should not form an overbearing feature as viewed from either neighbouring property or garden, particularly given the 2m gap retained to the side boundary and 2.55m gap to the party wall, both of which satisfy the 45 degree rule from the adjoining properties' rear windows. These properties have 11m deep, north-east-facing rear gardens therefore the only noticeable loss of sunlight would be to No.56's rear windows early morning, which is not deemed significant. The first floor window proposed for the side elevation facing No.52 has been conditioned to be obscure glazed to protect privacy by preventing overlooking, whilst the remaining side elevations are blank. The revised design is not considered to cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers and in addition to this, the proposal did not receive any objections from local residents.

Parking and refuse storage – Regarding off-street parking provision, the area of hardstanding to the front/side will be reduced in size to make way for the extension, however it was already too small for modern cars, therefore the situation has not changed. There would be a 0.18m gap down the side of the extension, therefore a bin store condition has been attached, pursuant to policy DM1.

Conclusion – The proposal broadly accords with the policies contained within the Core Strategy and NPPF, did not receive any objections and is not considered to cause undue harm to the character of the property or visual amenity of the streetscene nor cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, therefore the development may take place in accordance with the approved plans and the following conditions.

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent in order to reach a satisfactory solution.

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 'A100 Rev B', 'A101 Rev B' and 'A104 Rev B', stamped as received by the City Council as Local Planning Authority with the application form on the 10th January 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 extensions hereby permitted shall match those of the main dwellinghouse in type, size, colour and texture, as stated on the submitted application form.

Reason - To ensure the appearance of the dwellinghouse is not adversely affected by the materials to be used in the construction of the outbuilding, 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) The first floor window on the side elevation, facing No.52 Delacourt Road, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Prior to the occupation of the development hereby approved, details of a secure and ventilated bin store shall be submitted to and approved in writing by the City Council. The approved store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within a flood zone, floor levels should be set either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.

The applicant should also sign up to receive EA flood warnings.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

55 Delacourt Road, Manchester, M14 6BU
53 Delacourt Road, Manchester, M14 6BU
56 Delacourt Road, Manchester, M14 6BX
157 Victoria Road, Old Moat, Manchester, M14 6DA
155 Victoria Road, Old Moat, Manchester, M14 6DA
52 Delacourt Road, Manchester, M14 6BX
57 Delacourt Road, Manchester, M14 6BU

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
Flood Zones Type 2 (low to medium risk)
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH