

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132411/FH/2021

Date registered valid: 17 January 2022

Proposal: Retention of first floor side and single storey side and rear extensions to form additional living accommodation

Address: 15 St Werburghs Road, Manchester, M21 0TL

Ward(s): Chorlton Park Ward

Applicant: Ms Victoria Rowley, Adam Cheetham, 15 St Werburghs Road, Manchester, M21 0TL

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South, 110 Great Stone Road, Manchester, M16 0HD

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

Recommendation: Approve

Date of recommendation: 10 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: 19 January 2022 Expired: 9 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 two storey semi-detached C3 dwellinghouse of red brick with white render at first floor and a hipped roof. The property features a recently-built two storey side and single storey rear extension (124200/FH/2019). The rear gardens of properties 1, 3, and 5 Badminton Road border this property on its south side. The plot includes a driveway and front and rear gardens.

Description of area

St Werburghs Road is residential in nature and characterised by similar red brick and white render family homes with gardens. The area benefits from being within walking distance of Chorlton District Centre and metrolink stop.

Description of development

In 2019 a first floor side and single storey side and rear extension was approved under ref 124200/FH/2019. The applicant seeks to make several changes to the approved design, which has already been built. These changes include to change the roof on the ground floor to a mono-pitch gable on the east elevation from a hipped end with associated addition of a roof window and insertion of an obscure glazed window to the ground floor west elevation. Originally these amendments were applied for under an NMC application but this was refused due to the material nature of the amendments.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of objection was received:

In the original drawings and submission there was no door in the elevation facing my property but subsequently there is. The door has only become possible with an arrangement between the neighbours for a strip of land to be transferred between them otherwise this would not work. The original planning did not make this aspect an access route but now it is. In creating this access route there have been 2 main affects:

a/ it provides access from the street to the rear of my property with associated security concerns that previously did not exist.

b/ The door itself is glazed and gives a view of my property impacting on my privacy.

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) 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 proposal for the erection of single-storey side and rear extension together with a first-storey side extension, to form additional living accommodation, is considered acceptable. Notwithstanding this, consideration must be given to the proposed siting, design, appearance, scale and massing of the development and to the impact upon existing levels of residential amenity.

Siting, Scale and Massing – The applicant is seeking to extend their property with a first floor side extension on top of the footprint of the existing side extension. The proposed roof to the side extension would be a hip to hip roof which would have a ridge height 0.64m lower than the ridge height of the existing property. The proposed side extension at first floor would have a modest set back of 0.1m. The proposed side extension would leave a gap of 1.1m to the shared boundary, however this is already the case given the existing single storey side extension. Furthermore, the shared boundary is with the end of the rear garden of No. 1 Badminton Road, which features a large outbuilding, and so there is considered to be no potential for a terracing effect in this location. The proposed side extension is considered to be subservient to the original property through the lower ridge height and the small setback. It should be noted that the previous approval on the site (097509/FH/2011/S1) granted permission for a first floor side extension of the same dimensions, however this was never implemented. The proposal also

includes for the erection of a single storey side and rear extension. The rear extension would project 3m at the shared boundary with No. 13 St Werburgh's Road and would span 4.5m along the rear of the house before stepping out another 0.6m and running for a further 3.3m. The side portion of this 'wrap around' extension would project 1.7m from the side of the existing house, leaving a 1m gap to the boundary. The proposed rear extension would not project beyond the existing property more than 3.6m which is considered acceptable pursuant to policy DC1. The siting, scale and massing of the proposal is deemed appropriate given the orientation and location.

Design, appearance and visual amenity – The applicant has shown the proposed extension to have a rendered finish on the front of the first floor elevation, and red-brick in all other area, in-keeping with the rest of the property. The proposal is a standard design and it is believed that the materials would complement the dwelling house. The design appears to be in keeping with the general character of the building and is to be expected of this type of residential development and therefore the proposal is acceptable with both policy DM1 of the Core Strategy and saved policy DC1 of the UDP.

Residential Amenity – Due to the siting and orientation the extensions should not give rise to overshadowing, overlooking or loss of privacy to the detriment of the amenity of surrounding occupiers. The rear has a pitched roof no higher than 3.58m with a depth no greater than 3.6m, retaining gaps to the boundaries. The first floor side is located away from neighbouring properties and would therefore have no impact upon the outlook or light of local residents. The 2nd small windows to the side elevation have been conditioned to be obscurely glazed. One objection was received by a local resident who raised concerns over loss of privacy owing to the glazed side door at ground floor and the fact the applicant bought a strip of land from No.1 Brantingham Road in order to retain a path down the side of the house which the resident deems a security risk for their garden. The former is not considered an issue due to the fact the door is obscurely glazed, faces a 2m high boundary fence and is mostly hidden from view. The latter is also not deemed an issue as the sale of the land is not covered by this planning application. Hence it is considered that the proposed extension would not unduly impact upon the amenities of the occupiers of neighbouring residential properties, as set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Refuse storage and parking – There will remain access to the rear of the property for the storage of bins given the 1m gap to the side boundary. There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion – The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise. It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved policies DC1, DM1 and SP1.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 following drawings numbered '10 D' and '11 E' stamped as received by the City Council as Local Planning Authority on the 4th March 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 the existing dwellinghouse as specified on the submitted application form and revised 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.

4) Before first occupation the proposed windows in the side elevation of the extension 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.

Appendix 1 – List of consultees & neighbours notified

11A St Werburgh's Road, Manchester, M21 0TW
34 St Werburgh's Road, Manchester, M21 0TJ
32 St Werburgh's Road, Manchester, M21 0TJ
5 Badminton Road, Manchester, M21 0UQ
3 Badminton Road, Manchester, M21 0UQ
1 Badminton Road, Manchester, M21 0UQ
259 Brantingham Road, Manchester, M21 0TP

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)
Area Team Boundary - Name: SOUTH