

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131754/FH/2021

Date registered valid: 4 October 2021

Proposal: Erection of a two - storey side extension with rear facing dormer, erection of single storey front porch with canopy over and single storey extension across the rear to form additional living accommodation

Address: 2B St Austell Road, Manchester, M16 8WQ

Ward(s): Whalley Range Ward

Applicant: Mr Qaisar Chaudhry, 2B St Austell Road, Manchester, M16 8WQ

Agent (if any): Mr Gary Dearden, PPY Design Ltd, 2 Helmshore Road, Holcombe Village, Bury, BL8 4PA

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

Recommendation: Approve

Date of recommendation: 8th February 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26th November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 October 2021 Expired: 28 October 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

The application relates to a three -storey semi-detached dwelling house of red brick, built in the early 2000's (063623/FO/SOUTH1/01) as part of a small infill development. The pair of semis features front facing gables and mini hips, driveways and modest gardens. The property is identified as 2B St Austell Road in the Whalley Range ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

St Austell Road is residential in nature and consists of a mixture of house types and styles.

Description of development

The applicant wishes to build a two storey side and single storey rear extension together with a dormer extension on the rear roof slope, to provide additional living accommodation in the form of an additional living room, kitchen/ utility room, 2 bedrooms and bathroom, to enable their elderly parents to live with them. There is a porch with extended canopy over to the front. The only amendment to the recently approved scheme (see below) is the installation of the dormer to the rear.

Planning History

Originally the application (126314) was for a two -storey side and rear, complete with a front facing balcony, however negotiations took place to reduce the scale of the works. A non-material change was approved under ref 127082, this current application is the same as the

approved NMC but with the replacement of the Velux window in the roof slope with a dormer extension.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long- term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM1, Development Management - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles', which states that, priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the

Council will have regard to the general character of the property, and the effect upon the amenity of neighbouring occupiers.

Principle

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria; they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); they do not create an undue loss of sunlight, daylight or privacy; they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

Matters that will require consideration are the proposals siting, scale, massing, design and appearance.

In addition, it will also be necessary to consider residential amenity.

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

Siting

It is proposed that there will be extensions to the side and rear of the property. The original submission proposed a wider staggered 2 storey side extension however, the applicant was advised that this would not be considered acceptable due to the overbearing impact on number 2 St Austell Road. As such the scheme was reduced to the same footprint as previously approved. The proposed single storey extension on the rear would sit along the common boundary with number 2A St Austell Road, which itself has a single- storey rear extension which projects further rearward than the extension proposed on 2B. As such the siting of the proposed extensions are considered acceptable.

At the side the proposal would be single storey in line with the front of the property and set back from the principal elevation at first floor by 1.7 m, it would retain a gap of 0.61 m up to the common boundary with number 2 St Austell Road. The extension on the side would have an overall width of 2.5m. The single storey extension on the rear would project 3m. This is in accordance with policy DC1.3, and it is considered that the siting is considered acceptable.

Scale and Massing

The scale and massing is considered acceptable, the extensions retain subservience with set-backs and set downs. This reduces the scale, bulk and massing along those common boundaries' and is considered acceptable.

Design and Appearance

The proposal has been designed to be in keeping with the character of the original dwelling house and the choice of materials will match the existing, a condition to that effect would be attached to any consent granted.

Residential Amenity

Given the retention of the gap to the boundary and the measures taken to set back and set down, the potential development gap would be capable of being shared, without any risk of a terracing effect. The 2 windows proposed in the side elevation of the 2 storey side extension will be for secondary lighting purposes only, and both are proposed to be obscurely glazed which would form part of a condition attached to any consent granted. As such there will also be no loss of privacy from the extension due to overlooking.

The other windows are located in the front and rear overlooking the applicants own garden. The single storey rear extension is to be constructed with a flat roof with glass roof light inserts. It would be lower than the extension at number 2A and there are no windows proposed in the side elevations. As such it is not considered that the development would detrimental impact on the amenity currently enjoyed by the neighbouring properties.

There would be sufficient amenity space retained for the occupants of the property.

Visual Amenity

The design is considered to be in keeping with the property itself, and with the character of the area within which it is located.

Parking

The parking would be unaffected

Waste Management

The bins could not be stored alongside or to the rear of the property post development, a bin store is proposed however, the details currently submitted could not enclose the required number of bins for a Manchester property. As such the details of adequate bin storage would be required to be submitted and approved by way of a condition attached to any consent granted. attached to any consent granted.

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 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 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:

QC1 01-Existing Floor Plans received 28th September 2021

QC1 02-Existing Elevations received 28th September 2021

QC1 03E- Proposed Floor and Roof Plan received 14th December 2021

QC1 04E- Proposed Elevations received 14th December 2021

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, as stated on the Householder 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) Details of a secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, shall be submitted to and approved in writing by the City Council as local planning authority. The approved bin store shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

5) Before first occupation of the extension hereby approved the windows within the western elevation 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.

6) 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

2A St Austell Road, Manchester, M16 8WQ
4 Granada Mews, Manchester, M16 8GX
6 Granada Mews, Manchester, M16 8GX
8 Granada Mews, Manchester, M16 8GX
10 Granada Mews, Manchester, M16 8GX
12 Granada Mews, Manchester, M16 8GX
14 Granada Mews, Manchester, M16 8GX
2 Granada Mews, Manchester, M16 8GX
Flat 3, 371 Wilbraham Road, Manchester, M16 8NG
2 St Austell Road, Manchester, M16 8WQ
Flat 10, St Austell House, 371A Wilbraham Road, Manchester, M16 8NG
Flat 8, St Austell House, 371A Wilbraham Road, Manchester, M16 8NG
Flat 7, St Austell House, 371A Wilbraham Road, Manchester, M16 8NG
371 Wilbraham Road, Manchester, M16 8NG
Flat 4, 371 Wilbraham Road, Manchester, M16 8NG
Flat 2, 371 Wilbraham Road, Manchester, M16 8NG
Flat 1, 371 Wilbraham Road, Manchester, M16 8NG
373 Wilbraham Road, Manchester, M16 8NG
Flat 9, St Austell House, 371A Wilbraham Road, Manchester, M16 8NG
Flat 6, St Austell House, 371A Wilbraham Road, Manchester, M16 8NG
Flat 5, St Austell House, 371A Wilbraham Road, Manchester, M16 8NG
2 Wardley Avenue, Manchester, M16 8WX

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