

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132189/FH/2021

Date registered valid: 12 November 2021

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

Address: 11 Baldock Road, Manchester, M20 6JG

Ward(s): Didsbury East Ward

Applicant: Mr O'Brien, 11 Baldock Road, Manchester, M20 6JG

Agent (if any): Mr Wareham, IW Design Services, 2 Fairfield Road, WA15 7HB

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **22nd December 2021**

Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 16 November 2021 Expired: 7 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

The site comprises a two storey semi-detached residential dwelling house in the Didsbury East ward area of Manchester. The property benefits from an existing single storey rear outrigger with a reduced projection on the adjoining boundary. Hardstanding is to the front of the property with a proportionate size rear garden.

Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning consent for the erection of a single storey rear extension to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments or representations have been received in respect of this application.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There has been one previous planning application relating to this site as follow:

Planning reference number: 117046/FH/2017 for the erection of a part single, part two storey rear extension to form additional living accommodation. This application was approved on 27.09.2017

Residential Amenity

The applicant proposes to erect a single storey rear extension to form additional living accommodation.

Following demolition of the existing projections on the rear, the proposal would project off the rear wall measuring 4.5m from the rear wall extending across the rear of the property up to the shared boundary with the adjoining semi detached property and in line with the side wall. A gap would be retained to the shared boundary with the adjacent property no. 13 Baldock Road. The roof would be flat with the inclusion of a large roof light. No windows are proposed on the side, with a window and bi folding doors proposed on the rear.

Although the proposal exceeds 3.65m along the shared boundary with no. 9 Baldock Road and the adjacent to no. 13, as there have not been any objections, this could be carried out under Larger Home Extensions. In addition, no. 13 has an extension currently under construction reducing any potential to be impacted upon by the addition of an extension in this location to the application site. Consideration however has been given to the length of the proposal and its potential impact on the adjoining properties. It is considered that given that the proposal is single storey together with a flat roof, it is not anticipated that there would be a significant loss of light or overshadowing which will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties and therefore the proposal is considered to be acceptable in this case.

The extension would not be visible from the public highway and would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing

characteristics of the area. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1

Siting, scale and massing

The size and footprint of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match existing as specified in the application form with the roof comprising resin colour to suit the existing natural slate. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Bins

Access along the side of the property for the collection of refuse is not affected by this proposal.

Parking

Existing car parking arrangements are not affected by this proposal.

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 UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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:

Received 5th November 2021 numbered 11BR/001 Existing and proposed plans and elevations

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 hereby permitted shall match those as specified on the application form in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

351 Parrs Wood Road, Manchester, M20 6JF
349 Parrs Wood Road, Manchester, M20 6JF
14 Baldock Road, Manchester, M20 6JG
12 Baldock Road, Manchester, M20 6JG
9 Baldock Road, Manchester, M20 6JG
13 Baldock Road, Manchester, M20 6JG

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