MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132345/FH/2021
Date registered valid:	2 December 2021
Proposal:	Erecion of part single storey part two storey side and rear extension to provide additional living accommodation
Address:	4 Dalmorton Road, Manchester, M21 0YQ
Ward(s):	Chorlton Park Ward
Applicant:	Mr David Rogerson, 4 Dalmorton Road, Manchester, M21 0YQ
Agent (if any):	Mark Newman, Building Sense Limited, 6 Barlow Moor Road, Manchester, M20 6TR
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21st February 2022**



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	18 January 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 10 December 2021Expired:31 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 relates to a two storey semi detached property in the Chorlton Park area of Manchester. The property is set within a generous sized plot with front and rear gardens, access along the side and off road car parking.





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 similar sized properties with a mixture of single family dwelling houses.

Description of development

The applicant is seeking planning consent for the erection of part single storey part two storey side and rear extension to provide 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 letters in respect of this application were received.

Policy and 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- Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- 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.
- 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
- Policy EN1 - Design Principles
- Policy EN19 Waste
- 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 applications relating to this site as follows:

Planning reference number: F03709 for proposed dining room extension at the rear of the house. This application was approved on 16.12.1975

Residential amenity

The applicant proposes to erect a part single, part two storey side and rear extension to provide additional living accommodation.

Ground Floor

The ground floor element of the proposal would be in line with the front wall extending along the side with a projection beyond the rear wall of 4.0m forming a wraparound across the rear up to the shared boundary with the adjoining semi-detached dwelling house no. 2 Dalmorton Road. A gap of 700mm would be retained to the shared boundary with no. 6 Dalmorton Road. A window is proposed on the front and rear with two windows along the side and bi folding doors on the rear. The roof to the rear would be flat with the inclusion of a large roof lantern. Given the existing boundary treatment and to ensure that there is no overlooking or loss of privacy given by the side windows, a condition for obscure glaze has been attached.

First Floor

The first floor element of the proposal would be setback from the front wall of the property by 700mm approximately extending along the side and forming a wraparound partway across the rear wall of the house. Projection off the rear wall would be 4.0m in line with the ground floor retaining a large gap to the shared boundary with the adjoining semi no. 2 Dalmorton Road. The roof would be set down from the existing ridge height with a hipped roof to the front and rear. Windows would be located on the front and rear with the addition of two windows along the side. To ensure that there is no overlooking or loss of privacy given by the side windows, a condition for obscure glaze has been attached

Given the retained gap to the shared boundary of the properties either side, including the extension on the adjoining semi and the existing garage on the adjacent property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers. Given the setback together with the gap to the boundary provided by the extension, it is considered that the proposal would not provide terracing or any loss of amenity within the street scene.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use brick and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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

Refuse Bins

Bins storage is not affected by this proposal as there is adequate space along the side for the storage of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Although the applicant has specified that off street car parking would be affected in the application forms, adequate off street car parking would be retained on the front driveway.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 polices 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

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) Specified Plans The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received on 2nd December 2021 numbered 21040.01 Rev C 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 and drawings 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.

4) Before first occupation the windows in the side elevation facing no. 6 Dalmorton 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.

Appendix 1 – List of consultees & neighbours notified

3 Dalmorton Road, Manchester, M21 0YQ
7 Kildare Road, Manchester, M21 0YG
1B Dalmorton Road, Manchester, M21 0YQ
6 Dalmorton Road, Manchester, M21 0YQ
1 Dalmorton Road, Manchester, M21 0YQ
9 Kildare Road, Manchester, M21 0YG
2 Dalmorton Road, Manchester, M21 0YQ
5 Kildare Road, Manchester, M21 0YG

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) -
Area Team Boundary - Name: SOUTH