MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132344/FH/2021
Date registered valid:	29 November 2021
Proposal:	Erection of a proposed single storey rear extension to provide additional living accommodation
Address:	323 Barlow Moor Road, Manchester, M21 7QH
Ward(s):	Chorlton Park Ward
Applicant:	Mr Andrew Burrows, 323 Barlow Moor Road, Manchester, M21 7QH
Agent (if any):	Mr Justin Keleghan, JK Technical Services (NW) Ltd, 21 Campbell Road, Manchester, M27 5QG
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 23.01.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18.01.2022

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 3 December 2021 Expired: 24 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 property that is the subject of this householder planning application is brick built semi-detached dwelling house in the Chorlton Park ward of the City. It is identified as 323 Wilmslow Road. It has garden area to the front and rear. There is currently a single storey extension on the rear of the property, this would be demolished to facilitate the proposed extension. There is parking available in curtilage to the front and side of the property. The detached garage would be retained, as would free standing garden outbuildings. The retained garden is long and would be over 50% of the external amenity space.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential comprising of properties of a similar design and appearance as the proposal property. The property is on a sustainable public transport network, with accessible links to Manchester and surrounding areas. To the north of the site along Barlow Moor road are located Chorlton Primary School and Chorlton Park a multi recreational space. The Tram stop is also located close by to the north. To the south east of the site is Manchester Crematorium and Southern Cemetery.

Description of development

The works proposed are for a single storey rear extension. It would project 3.7 m from the rear of the property would have a mono pitch roof with a maximum height of 4 m and 2.8 m to the eaves. It would be of a brick construction with grey aluminium doors and grey UPVC

windows. The rear elevations would be in an off -white render. There are 2 Velux windows proposed in the slope of the roof. The new extension would replace the existing outrigger type of extension that currently occupies a small area on the rear of the property.
The proposed extension would occupy the full width of the rea of the property and would be in line with the extension on the adjoining property at number 325 Barlow Moor Road.

Consultations & Notification Responses

Local residents -were informed, no representations have been received.

Issues

Core Strategy - 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 DM 1, 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 given below:-

o Appropriate Siting, layout, scale, form, massing, materials and detail.
o 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.
o 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,
- the effect upon the amenity of neighbouring occupiers,

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;

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

Principle

The principle of the proposal is considered acceptable, it would be extending an existing residential property within an established residential area. Many people prefer to extend their existing homes rather than move to a larger property. Notwithstanding this, consideration must be given to the proposals siting, scale, massing, design, and appearance and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The single storey extension would be located along the boundary with the adjoining property at 325 Barlow Moor Road. The adjoining property currently has the benefit of a large 'L' shaped single storey extension along that common boundary. There are no windows in their side elevation facing 323 Barlow Moor Road, and there are no windows proposed in the side elevation of the extension proposed at 323 Barlow Moor Road. The windows proposed are in the rear elevation overlooking their own garden area. As such there would be no issues arising from loss of privacy or overlooking, and it is not considered that the single storey extension would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. There would be a gap retained between the host property and the next pair of semis at number 321 Barlow Moor Road, with the proposed extension no further towards their boundary than currently exists. In turn 321 also have a large single storey rear extension.

The extension would retain an acceptable amount of usable external amenity space for the occupants of the property.
On balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity and is therefore considered to be in accordance with saved UDP policies DC1 and Core Strategy policy DM1.

Scale and Massing

At single storey and given the size of the host property, the single storey extension proposed is considered both proportionate and subservient in the context of the original property and the

neighbouring properties. As a semi- detached property under normal circumstances a larger extension could be constructed under the larger homes legislation, however as the property previously housed an original rear outrigger the proposal could not be considered under that area of the General Permitted Development Order. The dimensions and projection of the proposed extension is modest.

The height and the location of the extension has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling utilising the space available to the rear of the property. The existing house is of brick construction, however the render proposed would provide a contemporary look with the inclusion of the bi-fold doors and is considered complimentary to the brickwork. A materials condition has been attached to ensure that the materials are adhered to as stated in the application forms and that the render detailing on the rear elevation shall be a colour through render.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

The proposal does not affect the existing car parking provisions

Disabled access

The extension would have level access internally and externally, and as such complies with Policies DM1 and DC1 of the Manchester Core Strategy.

Waste Management

The proposal does not affect the existing bin storage arrangements

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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in line with both national and local policies.

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:
Existing Floor Plans and Elevations dated 29th November 2021
Proposed Ground Floor Plan dated 29th November 2021
Proposed Elevations dated 29th November 2021
Proposed Sections dated 29th November 2021
Proposed Site and Location Plans dated 29th November 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, including patching in and mortar as stated on the submitted drawing and Householder Application Form. The render proposed shall be a colour through render.

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) 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

268 Barlow Moor Road, Manchester, M21 8HA
319 Barlow Moor Road, Manchester, M21 7QH
6 Hardcastle Avenue, Manchester, M21 7LH
2 Hardcastle Avenue, Manchester, M21 7LH
8 Hardcastle Avenue, Manchester, M21 7LH
4 Hardcastle Avenue, Manchester, M21 7LH
12 Hardcastle Avenue, Manchester, M21 7LH
10 Hardcastle Avenue, Manchester, M21 7LH
Serenity Dental Spa, 264 Barlow Moor Road, Manchester, M21 8HA
270 Barlow Moor Road, Manchester, M21 8HA
266 Barlow Moor Road, Manchester, M21 8HA
325 Barlow Moor Road, Manchester, M21 7QH
321 Barlow Moor Road, Manchester, M21 7QH

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