

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132540/FH/2021

Date registered valid: 17 December 2021

Proposal: Erection of a single storey side and rear extension , together with front porch extension following demolition of existing conservatory and rear extension to form additional living accommodation

Address: 55 Wyverne Road, Manchester, M21 0ZW

Ward(s): Chorlton Park Ward

Applicant: Mr D Leeson 55 Wyverne Road, Manchester, M21 0ZW

Agent (if any): Mrs E Counce House Architects The Oaks, 3 Village Road, Wirral, CH48 3JN

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 04.02.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 January 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 31 December 2021

Expired: 21 January 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

This application relates to a two storey semi detached property on the East side of Wyverne Road. The property has a single storey lean to and a conservatory at the rear. The front garden is approximately 6 metres deep. The drive at the side approximately 2.3 metres wide and the rear garden 19 metres long. The property has a single storey bay at the front and a mono pitch canopy over the front door.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

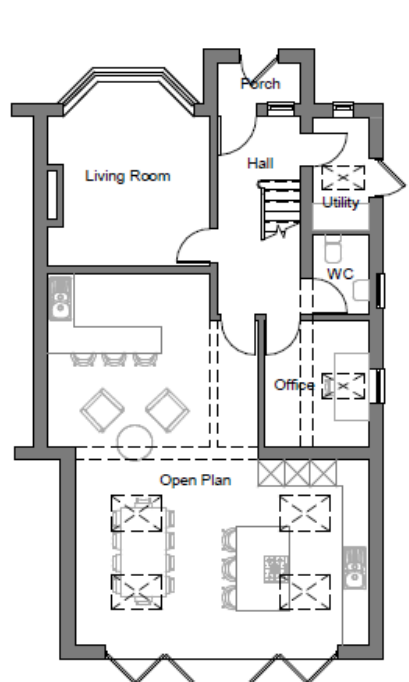
Description of area

This is a predominantly residential area. The adjoining building to the south and the adjacent property to the north are as built with the single storey rear lean to. There are residential properties facing the site across Wyverne Road and the rear garden adjoins the rear gardens of properties on Daventry Road.

Description of development

It is proposed to demolish the existing lean to and conservatory and to replace them with a single storey wrap around extension and erect a porch on the front entrance. The extension would project approximately 1.5 metres at the side and 4.5 metres to the rear. It would be constructed of brick with a tile roof to match the existing. The side extension would be flush with the front face of the property and the rear extension would be virtually the full width of the property and the proposed side extension. The front elevation would contain a single small window. The side elevation would have two windows a door and four roof lights. The rear elevation would have bi folding doors across most of the width of the rear extension. There would be a pair of roof lights on the roof slope facing the adjoining property.

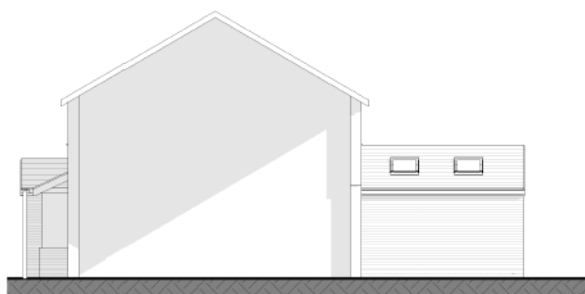
The proposed porch would be 2.4 metres wide and project 1.2 metres. It would be of brick construction with a dual pitch roof and a door in the front face. There would be no other openings.



Proposed Ground



Proposed Front



Proposed Side 2



Proposed Rear



Proposed Side 1

A canopy contiguous with the side extension roof would be constructed across the full width of the front of the property either side of the porch.

Consultations & Notification Responses

Local Residents

No representations received.

Policy.

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers whilst seeking to protect the amenity of neighbouring properties.

Issues

Principle

The principle of extending a property to meet the changing needs of the occupier is enshrined in policy DC1.

Scale

The proposed side extension leaves a passage along the side of the property and has a pitched roof, whilst the rear extension projects approximately 0.7 metres further than the furthest point of the existing conservatory. It is considered that the scale of the proposed extension is not excessive.

The proposed porch whilst in excess of what constitutes permitted development is not considered to be over large.

Design

The design of the extension is considered to be acceptable with the proposed front canopy tying the existing bay, the proposed porch and the side extension together.

Residential Amenity

The principal windows are in the rear elevation looking down the rear garden. In view of the length of the garden it is not considered that there would be any privacy issues. There is some potential for a loss of privacy from the side windows, though as these are set in from the boundary it is considered that the use of obscure glazing will address any issues. An appropriate condition is proposed.

As a single storey structure it is not considered that the proposed extension would have an overbearing impact on the adjoining property which is located to the south of the application site, particularly as it is only marginally larger than the existing porch. As the side extension is

set in from the common boundary to the north it is considered that there would be no significant overbearing impact.

Refuse

Spaces remains at the side of the property to move bins to the rear for storage.

Parking

There remains space in the front garden to park a car, the development therefore is in line with the Council's current practice.

Conclusion.

The proposed extension is acceptable in all respects and accords with Council policy.

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 issues arising from 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:

HO55-PL-01 received 17 December 2021

HO55-PL-03 received 17 December 2021

HO55-PL-04 received 17 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 development hereby approved shall be constructed using materials that match those in the existing property in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the windows in the side elevation of the extension hereby approved 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

57 Wyverne Road, Manchester, M21 0ZW
53 Wyverne Road, Manchester, M21 0ZW
54 Daventry Road, Manchester, M21 0ZP
52 Daventry Road, Manchester, M21 0ZP
54 Wyverne Road, Manchester, M21 0ZN
52 Wyverne Road, Manchester, M21 0ZN

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