

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131690/FH/2021
Date registered valid:	23 September 2021
Proposal:	Erection of two storey side and single storey rear and front porch extension to provide additional living accommodation
Address:	15 Withnell Road, Manchester, M19 1GH
Ward(s):	Didsbury East Ward
Applicant:	Mr Manzoor Ahmad, 15 Withnell Road, Manchester, M19 1GH
Agent (if any):	Mr Stuart Broadhurst, Purple Plans Ltd, 1 Central Avenue, Greenfield, Oldham, OL3 7DH
Case officer:	Robert Tyrer Tel: 0161 234 4068 Email: robert.tyrer@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 November 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 November 2021

Standard consultations:

Printed: 27 September 2021 Expired: 18 October 2021

Neighbour notifications

Printed: 3 November 2021 Expired: 17 November 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 two storey semi-detached dwellinghouse with a concrete tiled gable end roof. The dwellinghouse is predominantly brick built with render to the first floor front elevation only.

The property benefits from a large rear garden that tapers towards the front which is a driveway for parking vehicles off road.



Photograph 1 Application Site (red) as viewed from Withnell Road

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within an area that is predominantly residential in nature comprising of similar size and designed properties.

Description of development

The applicant is seeking to erect a two storey side and single storey rear and front porch extension to provide additional living accommodation

Consultations & Notification Responses

Local residents/public opinion – No comments, objections or representations in support of the application have been received.

Network Rail – No objection – Commented that if there are no works proposed for within 10m of the railway boundary then there are no comments.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed.

Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Development in this application proposes a two storey side and single storey rear and front porch extension to provide additional living accommodation to which there is no objection in principle, subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with the above development plan policies

Residential Amenity and Visual Amenity – The applicant seeks to extend the property at front, side and rear. At the front the applicant is proposing a simple canopy/porch to provide shelter to the front door. The side and rear extension will provide additional living accommodation in the form of a larger kitchen and dining room, a w.c and shower room and a utility to room.

At the rear the proposal will be single storey with a maximum projection of 4 metres and a minimum projection of 3 metres which is closest to the shared boundary with no. 13 Withnell Road. The smaller projection would have a lean to roof which if approved would be built to a maximum height of 4.13 metres and an eaves height of 2.92 metres.

As described the proposed extension is rather modest with a sideward projection of just 1.25 metres and a rearward projection of just 2.75 metres. The extension would have a lean to roof to a maximum height of 3.33 metres at the rear, 3.12 metres at the side and have an eaves height of 2.57 metres. The large element of the rear extension would have a flat roof built to a height of 3.44 metres.

Taking into consideration the siting, design and scale of the proposed rear extension and its relationship with neighbouring properties it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

In terms of the proposed side extension this would be set back from the front of the dwellinghouse at first floor by 1.25 metre which would result in a hipped roof with a lower ridge height than the existing dwellinghouse. The set back, together with the reduction in height of the roof of the side extension would result in a subservient structure and provide a contrast between the original dwellinghouse and the extension. The set back would also prevent a 'terracing effect' and the tapered plots (image 1) would allow the gap between the properties to be shared equally.

The tapered plot will also help to provide additional separation between the gable end of No.17 and the extension reducing the potential for any overbearing impact. This is also true for overshadowing which again will be reduced by the plot shape and that there is already a single storey side extension with no windows on the side of the extension therefore there are no concerns regarding overshadowing on no.17 Withnell Road from the proposed side extension.



Image 1 – Application site and plot shape. Source: <https://earth.google.com/web/> - Accessed 15.11.2021

At the front the applicant seeks to add a front porch that will connect with the side extension, the porch would have a forward projection of 1.33 metres, a height of 3.64 metres with a lean to roof and an eaves height of 2.83 metres.

On balance, due to the position, design and size of the proposed extension it is considered to be in accordance with policies DM1 of the Core Strategy and DC1 of the UDP

Bin storage - Bin storage would be unaffected by the development and the gap to the shared boundary will allow access to the side and rear of the property.

Parking – Car parking will be unaffected by the proposal.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Other Matters – Railway – The application site shares part of the south west boundary with network rail, network rail have commented that if there are no works proposed for within 10m of the railway boundary then they have no comments. The proposed rear extension is over 40 metres away from the shared boundary with network rail and approximately 30 metres away from the two storey extension although the rear garden of no.17 Withnell Road provide separation between railway and the application site.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Drawing 855-21-02 Revision B received by the City Council as Local Planning Authority, on the 03.11.2021

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 be similar in appearance to those used during the construction of the original dwellinghouse 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 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.

Appendix 1 – List of consultees & neighbours notified

Network Rail

17 Withnell Road, Manchester, M19 1GH
20 Withnell Road, Manchester, M19 1GH
18 Withnell Road, Manchester, M19 1GH
13 Withnell Road, Manchester, M19 1GH
19 Withnell Road, Manchester, M19 1GH
16 Withnell Road, Manchester, M19 1GH
14 Withnell Road, Manchester, M19 1GH
18 Homestead Crescent, Manchester, M19 1QL
16 Homestead Crescent, Manchester, M19 1QL

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH