

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132477/FH/2021
Date registered valid: 20 December 2021
Proposal: Erection of a single storey rear extension and front porch
Address: 3 Redburn Road, Manchester, M23 1AH
Ward(s): Baguley Ward

Applicant: Tahereh Fatahi-Kassili 3 Redburn Road, Manchester, M23 1AH
Agent (if any): Fadhil Al-Aboody 29 Weller Avenue, Manchester, M21 7SG
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 10 February 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13.01.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 December 2021

Expired: 13 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

A red brick mid C20 detached dwelling on the south side of Redburn Drive. There is an integral garage at the front and single storey flat roof extension at the rear with a covered bike store area to the eastern side elevation. The front garden is paved and provides off road parking.

The roof profile is hipped and covered in grey concrete interlocking tiles.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a mid-C20 residential estate comprising a mix of detached bungalows and 2-storey houses within average size suburban plots. The M56 motorway (Junction 3A) is a short distance away to the east and Wythenshawe Park a similar distance to the north.

The property is located near to the corner with Sandacre Road with a detached bungalow, No.1 Redburn Road to the east and a 2-storey semi, No.3 Redburn to the west.

Description of development

Erection of a single storey rear extension and front porch. The rear extension enlarges the kitchen whilst the porch creates an extended office space. The proposed development has the following dimensions:

Single storey rear extension - 3.8m H x 4.7m (max) D x 3.2m W

Front Porch - 2.8m H x 1.5m D x 6.1m W

Consultations & Notification Responses

Neighbour notifications – A total of 7no. neighbours were notified of the application. No comments were received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN19 – Waste
- o The National Planning Policy Framework (NPPF) (July 2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

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 UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity, parking and bin storage.

Residential Amenity

The proposal will have an acceptable impact on residential amenity. Development of the single storey rear extends off the original rear elevation by 4.7m, along the shared boundary with No.1, the bungalow to the southeast. Its rear elevation aligns with the rear elevation of the existing flat roof single storey rear extension. This means that the existing 5.6-metre gap to the shared boundary with No.3 Redburn Road to the northwest will be retained with no loss of amenity to the occupiers.

The roof profile is a sloping monopitch with the highest 3.8m part abutting the existing flat roof. The height on the boundary with No.1 then drops down to 2.5-metres. This will avoid the extension appearing overbearing to the occupiers of No.1. Being a corner plot, this property does have a small triangular garden at the rear with the majority of its garden being at the side which is south-facing and used for leisure purposes (see photo below).

The impact on No.1 will be mitigated by the fact that it has a splayed relationship away from the site and separated by an intervening fence. This currently extends to approximately 1.8-metres high (see photo below) but a slightly higher fence could be erected which means that only

approximately 0.5-metres of the extension would be visible over the fence. This and the fact the extension is single storey only, are adequate to avoid the extension appearing oppressive.



The depth of the extension is in excess of the specified guidance within saved UDP policy DC1.3, however, in principle an extension up to 8-metres in depth is currently allowed for detached houses under Class A of the Permitted Development regulations via a Larger Home Extension application. No objections have been raised by the neighbouring occupier at No.1 in this instance to this element of the proposal.

The porch on the front elevation extends 6.1-metres across part of the front elevation with a sloping canopy roof. This is to enable the porch to tie in with an office that is being converted

from the integral garage to the left of the main entrance. It has a height of 2.8-m and is 1.5-m deep. It would be sited alongside and slightly forward of the garage at No.1 Redburn Road which will have no impact on residential amenity.



Visual Amenity

The extensions have been designed to respond to the character of the original dwelling and represent a proportionate amount of development which, being single storey only, is subservient.

They are sited to make the best use of space at the front and rear and designed to assimilate seamlessly with no loss of visual amenity.

In design terms, the single storey rear extension has a simple rectangular footprint that flows from the original dwelling and opens up the existing extension to create an enlarged kitchen. A rear window and relocated patio doors to the western elevation relieves the mass of brickwork whilst the materials are to match. The porch replaces and enlarges the porch that was originally in situ as seen in historic Streetview images, whilst the proposed is not dissimilar in character to the porch at No.9 Redburn Road, 3 doors away to the north.

The materials are proposed to match the existing in terms of brick, tile and window frames which is set out in Condition 3 below.

Parking / Bin storage

Space will remain in front of the dwelling for parking off-road. Even with the porch in situ, a 4.7-m deep x 12-m wide space would be retained which could accommodate 1 or 2 cars.

Bins can continue to be stored on the north side of the property or at the rear where no development is proposed. The narrowest gap around a bay window at the side is 991mm which is adequate for bins to be manoeuvred.

On the basis of the above, the proposal is considered to have acceptable impacts on residential and visual amenity, car parking and bin storage, in accordance with saved UDP policy DC1 and Core Strategy policies SP1, DM1 and EN19.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application received no comments on public notification and has been determined in a timely manner.

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 on the 13th of December 2021 or as stated:

The Application Form
Location Plan
Existing and Proposed Site Plan 01
Proposed Plans and Elevations Refs: 02, 03, 04, 05, 06 and 07A

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

8 Redburn Road, Manchester, M23 1AJ
10 Redburn Road, Manchester, M23 1AJ
6 Sandacre Road, Manchester, M23 1AF
5 Redburn Road, Manchester, M23 1AH
1 Redburn Road, Manchester, M23 1AH
8 Sandacre Road, Manchester, M23 1AF
10 Sandacre Road, Manchester, M23 1AF

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 45M
Area Team Boundary - Name: SOUTH