

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132061/FH/2021
Date registered valid: 28 October 2021
Proposal: Erection of two storey rear extension to provide additional living accommodation
Address: 1 Boothfield Road, Manchester, M22 8AT
Ward(s): Northenden Ward
Applicant: Mr and Mrs Chapman, 1 Boothfield Road, Manchester, M22 8AT
Agent (if any): Mr Paul Judge, Paul Judge Design, 49 Bideford Road, Stockport, SK2 5AX
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 16 December 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 October 2021 Expired: 18 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 site is a red brick inter-war semi-detached dwelling situated on the eastern side of the street and immediately south of the A560 / M56 roundabout at junction 3A. The property is at the head of the Boothfield Road cul-de-sac with a 10-metre wide landscaped buffer at the back of pavement to the roundabout.



There are gardens at the front, side and rear with off-road parking at the front of the property.

The materials are red brick and a slate hipped roof.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is residential to the south, east and west of the motorway and comprises the Sharston Industrial Estate to the north.

Description of development

Erection of two storey rear extension to provide additional living accommodation.

The application provides a kitchen extension at ground floor and 4th bedroom over.

Consultations & Notification Responses

Neighbour notifications – A total of 5no. neighbours were notified of the application. No comments were received.

PADHI search – Not within HSE consultation zone.

Policy

Policies DC1 of the Unitary Development Plan

Policies SP1 and DM1 of the Manchester Core Strategy

Issues

Principle

The application is for extensions to a residential property. Saved UDP policy DC1 permits residential extensions to meet changing household needs subject to satisfactory compliance with those policy areas covering residential and visual amenity, parking and bin storage.

Residential amenity

The proposal will have an acceptable impact on residential amenity. The extension is sited away from the common boundary with No.3 Boothfield Road and is orientated north of this property. This combined with a gap of 2.7 metres to the common boundary and a rearward first floor projection of 2.7 metres mitigates any overbearing or overshadowing impacts. No windows are proposed on the side elevation, so there will not be a risk of intrusive overlooking.

Visual amenity

The extension is designed to fit the aesthetic of the original dwelling with a hipped roof, rear windows and eaves aligned with the original and materials to match.

The extension would be visible from the public footpath alongside the A560 however, it is scaled proportionately to the original and with a set down roof to appear subservient. Additionally, the intervening 10-metre wide landscaped buffer and boundary hedging reduces the visual prominence of the rear of the site such that the extension would not appear overly dominant.

An escape window is also proposed in the original side elevation of bedroom 2 in place of the existing rear window in this room.

Parking

Parking is unaffected by the proposal.

Bins

Bins can continue to be stored at the side as at present. However, a 990mm gap between the extension and the garden boundary would remain for access to the rear garden.

On the basis of the above, the proposal complies with saved UDP policy DC1 and with policies SP1 and DM1 of the Manchester Core Strategy.

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 28th of October 2021:

Application Form
Location Plan
Existing Floor Plans
Existing Elevations
Proposed Floor Plans
Proposed Site Plan
Proposed Elevations

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

4 Crossgate Avenue, Manchester, M22 8AW
8 Crossgate Avenue, Manchester, M22 8AW
6 Crossgate Avenue, Manchester, M22 8AW
10 Crossgate Avenue, Manchester, M22 8AW
3 Boothfield Road, Manchester, M22 8AT

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