

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132434/FH/2021

Date registered valid: 8 December 2021

Proposal: Erection of a single storey rear extension following demolition of existing conservatory and rear extensions, together with two storey front extension to form additional living accommodation and installation of rear raised patio

Address: 25 St Werburghs Road, Manchester, M21 0TL

Ward(s): Chorlton Park Ward

Applicant: Brody 25 St Werburghs Road, Manchester, M21 0TL

Agent (if any): Mr Nittai Edelmänn Ensof 287 Kingsway, Cheadle, SK8 1LP

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@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: 03.02.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 December 2021

Expired: 5 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

The property that is the subject of this householder planning application is a turn of the century 2 storey red brick and render detached property. It occupies the full width of the site to the frontage. It is identified as 25 St Werburghs Road. It is bay fronted with a flat roof small projecting apron with a porch /vestibule at the ground floor with a railing around the flat roof to the first floor. This is purely aesthetic detailing, and there is no external access to this flat roof area. There is a dual pitched single storey attached garage to the southern boundary, and a walled small courtyard to the north of the site. There is a low boundary wall with a low railing above to the frontage, and the rear garden is enclosed to all sides by a very established and high tree lined boundary.

There is a small L shaped single storey extension on the rear of the property along its boundary with number 27 St Werburghs Road and a central conservatory. These are to be demolished to enable the reconfiguration and the proposed extensions.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties ranging from semi- detached to the larger detached properties such as the property at 25 St Werburghs Road.

Description of development

The proposal is for the erection of a double height bay fronted extension, that would bring it in line with the existing bay on the front of the property and a single storey wrap around extension to create additional living accommodation. This would open up the entrance hall to the ground floor at the front, and increase the size of the single bedroom to the first floor and the side and rear extension would enable reconfiguration of the existing layout to create an open plan kitchen and breakfast diner with a utility room and bi fold doors leading out onto the extended patio. This then steps down to the remainder of the large garden which is and would remain laid to lawn.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy

Relevant policy to this application is contained in the NPPF (2019) and Core Strategy policies DM1 and SP1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access

to new development by sustainable transport modes.

- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; protect and enhance the built and natural environment.

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.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. 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)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;

- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The above policies are as relevant to extensions to flats as well as to residential dwellinghouses.

Issues

Principle

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity

The proposals are located to the front, rear and side. The extensions to the side and rear are heavily masked by the established dense tree lined boundary and at single storey are well located and would not give rise to impacts on nearby residential properties. There are ad hoc extensions currently on the property, however these are to be amalgamated or demolished and rebuilt to rationalise the layout, and as such the extensions being added to the property are relatively modest and low level. The extension to the front comprises of a remodelling to the ground floor which extends up to the first floor, providing a more contemporary approach when compared to the UPVC porch addition currently on the property. The front extension would retain the existing building line, being in line with the existing bay window, and it would go no closer to the boundary with number 23 St Werburghs Road than the existing property, with the first floor being pushed forward to meet the ground floor. It would not be readily viewed from number 27 St Werburghs Road given the bay window on the front elevation closest to number 27. The existing first floor window is to be reused.

The rear extension is in line with the existing footprint, projecting no further rearward, functioning as an infill extension. There have been no objections to the proposed development, with the property at number 23 St Werburghs Road having a mirror image extension right along the common boundary with number 25 St Werburghs Road.

Character of the Area

The proposed extension is considered to be a logical response to the properties layout and siting. Given the location the proposals would not be readily viewed from within the street scene, this view is restricted further by the front boundary hedge and planting that is located behind the front boundary wall. The property is neither listed nor in a Conservation area. It is not considered that the proposal would have a detrimental impact upon the character of the area.

Bin Storage.

The bins are currently stored in the area that is in use as a walled courtyard, This area is to have a roof added and will become the utility room therefore the bins would be decanted to the front of the property as such a condition would be attached to any consent granted requiring the submission of details for a bin store.

Parking

The parking to the property would not be impacted. There is an existing garage which is to be retained, and there is sufficient space to the front of the property which has a hard surface

Conclusion

The proposals would improve the flow of the accommodation to the ground floor accommodation and provide improved living accommodation in the form of modestly extending to the front of the single bedroom.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:

000- Existing Site Plan, 001- Existing Ground Floor Plan
002- Existing First Floor Plan, 003- Existing Roof Plan
101- Existing Front Elevation, 102- Existing Side (south) Elevation
103- Existing Rear Elevation, 104- Existing Side (north) Elevation
010- Propose Site Plan, 011- Proposed Ground Floor Plan
012- Proposed First Floor Plan, 013- Proposed Roof Plan
111- Proposed Front Elevation, 112- Proposed Side (south) Elevation
113- Proposed Rear Elevation, 114- Proposed Side (north) Elevation.
All received 8th 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 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 Householder Application Form.

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) Prior to the occupation of the development hereby approved, full details of secure and ventilated bin storage, including its location and elevations, shall be submitted to and approved in writing by the City Council as local planning authority. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) 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

17 St Brannocks Road, Manchester, M21 0UP
19 St Brannocks Road, Manchester, M21 0UP
56 St Werburgh's Road, Manchester, M21 0TJ
58 St Werburgh's Road, Manchester, M21 0TJ
21 St Brannocks Road, Manchester, M21 0UP
27 St Werburgh's Road, Manchester, M21 0TL
23 St Werburgh's Road, Manchester, M21 0TL
54 St Werburgh's Road, Manchester, M21 0TJ

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 (Middle) -
Area Team Boundary - Name: SOUTH