

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131618/FH/2021

Date registered valid: 27 September 2021

Proposal: Erection of first floor rear extension to form additional living accommodation

Address: 86 Burton Road, Manchester, M20 1HN

Ward(s): Old Moat Ward

Applicant: Andy Heasley & Sarah Richardson 86 Burton Road, Manchester, M20 1HN

Agent (if any): DSquare Architects 2 Poplar Avenue, Altrincham, WA14 1LF

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 15 November 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 1 November 2021
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 28 September 2021 Expired: 19 October 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a red brick early C20 semi-detached dwelling house situated on the western side of Burton Road, south of Catterick Road in the Old Moat ward.

The property is one of 4no. pairs of semi's with half back and white timber detail at first floor, bay windows, front and rear gardens and a 2.7-metre wide driveway at the side which runs to a detached rear garage.

At the rear is a 3.9-metre deep single storey flat roof extension for which there is no planning record. A search on Google Earth indicates that it has been in situ since at least December 2000.

Parking is taken from the front driveway and bin storage is located forward of the detached garage at the side of the property.



Description of area

The property is in a residential area just north of the West Didsbury Local Centre and Burton Road Metrolink tram station.

Description of development

Erection of first floor rear extension to form additional living accommodation.

The extension enlarges bedroom no.4 and creates a second bathroom.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Policy

Policies DC1 of the Unitary Development Plan
Policies SP1 and DM1 of the Manchester Core Strategy

Principle

The application is for a first-floor extension to a residential property which has previously been extended at ground floor.

Saved UDP policy DC1 permits residential extensions to meet changing household needs. The proposal is acceptable in principle subject to satisfactory compliance with those policy areas covering residential and visual amenity. Parking and bin storage are unaffected by the proposal.

Issues

Residential amenity

The proposal extends the first floor of the property on the north elevation parallel to the common boundary with No.84 but separated from it by the existing 2.7-metre wide driveway. This maintains a good degree of separation which avoids any overbearing impacts. No.84 also has a

first-floor rear extension which the application proposal effectively mirrors. In relation to No.88, the adjoining semi, the extension would be sited 3.7-metres away from the rear bedroom window, which is sufficient to avoid being perceived as overbearing.



Two new bathroom windows are proposed on the side elevation which would face similar obscurely glazed windows at No.84. This is required to be implemented by way of condition 4 appended at the end of this report, in the interests of residential amenity.

Although the proposed extension would be south of that at No.84 and would lead to a degree of shading over this property, the facing first-floor side windows are not in habitable rooms. The larger ground floor window at the side of this property will already be shaded to some extent by the existing ground floor extension at the site. Notwithstanding this, the combined distance between each side elevation is over 5-metres which is adequate to avoid significant overshadowing.

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

Visual amenity

The extension will have an acceptable impact on residential amenity. It is sited over the outside half of the ground floor extension and so has a depth of 3.9-metres and is 3.3-metres wide with a hipped roof that is set down 1.7-metres off the original.

The materials propose brick and tile to match the existing. This is set out in the proposed plans and as appended in condition 3 of this report to ensure that the extension assimilates well with the original.

The extension is marginally over the guidance for rear extensions set out in saved UDP policy DC1.3 but is not disproportionate to the scale of the property or the plot. It is also typical of domestic residential extensions seen in the local area and sufficiently subservient to be distinguished as an addition to the original.

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

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 appropriate conditions and for the reasons outlined in the delegated report. The proposed extension was notified by letter to 6no. addresses on Burton Road and Abberton Road; no comments were received in response and the application 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 9th of September 2021 or as stated:

Application Form

Location Plan Ref: 2125-00

Site Plan Ref: 2125-01

Existing Plans and Elevations Ref: 2125-02

Proposed Plans and Elevations Ref: 2125-03

Existing and Proposed Side Elevation Ref: 2125-04 P1 received on the 27th of September 2021

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 the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Application Form.

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 policy DM1 of the adopted Core Strategy for the City of Manchester.

4) Before first occupation of the extension hereby approved, the first floor bathroom windows on the extended side elevation shown on drawing ref: 2125-03 received on the 9th of September 2021, 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 and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

2 Abberton Road, Manchester, M20 1HU
95 Burton Road, Manchester, M20 1HZ
93 Burton Road, Manchester, M20 1HZ
84 Burton Road, Manchester, M20 1HN
97 Burton Road, Manchester, M20 1HZ
88 Burton Road, Manchester, M20 1HN

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) -
Area Team Boundary - Name: SOUTH