

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131770/FH/2021

Date registered valid: 14 October 2021

Proposal: Erection of single storey rear extension to provide additional living accommodation

Address: 15 Cleeve Road, Manchester, M23 0FT

Ward(s): Brooklands Ward

Applicant: Mr Alan Day, 15 Cleeve Road, Manchester, M23 0FT

Agent (if any): Mr Carl Rodgers, Oakdale Property Consultants Ltd, 4 Oakdale Avenue, Frodsham, Cheshire, WA6 6PY

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2nd December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17th November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 October 2021 Expired: 16 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 property that is the subject of this householder application is a semi -detached bungalow identified as 15 Cleeve Road within the Brooklands ward of the City. It has garden area to the front and rear with off road parking to the front. Access to the rear is taken from down the side of the property. The finish is in a cream render, and there is a bay window to the frontage.

The footprint of the property is currently an L shape with permission having previously been granted for a single storey side and rear extension following the demolition of the garage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature comprising of a mix of 2 storey semi-detached houses and bungalows.

Description of development

The proposal is for the erection of a single storey infill extension to the rear of the property. It would fill in the gap on the 'L' shaped extension to square off the property. The extension would project the same amount from the property being 3.99 metres rearward projection and occupying a width of 3.25 metres. The extension would have a flat roof, with French doors in the rear elevation. These would be relocated from their current position in the eastern elevation. The neighbouring property at number 17 Cleeve Road has a single storey extension that occupies the full width on the rear of the property and has a comparable rearward projection. The materials to be used would match those of the existing property with the extension being finished in a render.

Consultations & Notification Responses

Local residents were informed- no representations were received.

Issues

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is a previous planning application relating to this site as follows:

Planning reference number 113750/FH/2016 - for Erection of a single storey side and rear extension to form additional living accommodation following demolition of the garage. This application was approved on 19th October 2016.

Residential Amenity

The application seeks to introduce a single storey rear extension to the property to provide additional living accommodation.

The site comprises of a single storey semi-detached bungalow, bounded by single and 2 storey houses. The properties have the benefit of front and rear gardens. The boundaries to the

property comprise of concrete post and panel fence to a height of 1.8 metres with established tree planting to the bottom of the garden. Due to these boundary treatments, the infill nature of the extension and the fact that the adjoining half of the bungalow also has an extension it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

The applicant proposes to project off the rear wall by 3.9m squaring off the rear wall of the house taking the proposed extension no closer to the neighbouring properties than the existing footprint of the host property.

The roof of the extension would be a flat roof. French windows are proposed on the rear. No windows are proposed on the side. The projection is modest at 3.9 metres and retains a subservience when viewed in the context of the host property. When viewed as a ratio of built form to garden area retained post development, it is considered an acceptable and proportionate addition to the property. There is no issue with regards to overlooking, or loss of light given the height, lack of windows in the side elevations, and the boundary treatment.

Given the size of the rear garden there is sufficient private amenity space be retained in the front and rear garden area.

Overall, it is considered that the proposal would not conflict with UDP saved policy DC1 for residential extensions and Core Strategy policies SP1 and DM1.

Visual Amenity

The proposed extension would not be readily visible from within the street due to its siting on the rear of the property. as an infill it would only be viewed from the rear first floor windows of the 2- storey accommodation. It is not therefore

Scale and Massing

The height and the location of the extension has been sited and designed to ensure that it retains subservience to the original dwelling house, is not excessively large or bulky and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Design and Appearance

The application proposes a design that fits the aesthetic of the original dwelling utilising the space available at the rear of the property. It is proposed that materials shall match the existing dwelling house with render and roof tiles. A materials condition will be attached to any consent granted to ensure this.

For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling.

Car Parking

The car parking space would still be available on the existing front driveway and is not impacted by the proposal.

Disabled access

Not affected by this proposal

Bins

The bins are currently stored down the side of the property, there is still sufficient space to the side of the property for the movement of refuse bins for collection.

Conclusion

The proposal would not be visible from the public highway and therefore would not be a feature within the street scene. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene is acceptable and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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.

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:

Location Plan - 28th September 2021

Drawing 500- Existing Floor Plans and Elevations- 14th October 2021

Drawing 501- Proposed Floor Plans and Elevations- 14th October 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 hereby permitted shall match those as specified on the drawings in type, size, colour and texture, and as confirmed in the email from Carl Rodgers dated 2nd December 2021.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) 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

12 Cleeve Road, Manchester, M23 0FT

13 Cleeve Road, Manchester, M23 0FT

10 Cleeve Road, Manchester, M23 0FT

65 Southwick Road, Manchester, M23 0FS

17 Cleeve Road, Manchester, M23 0FT

14 Cleeve Road, Manchester, M23 0FT

69 Southwick Road, Manchester, M23 0FS

67 Southwick Road, Manchester, M23 0FS

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

Area Team Boundary - Name: SOUTH