

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131738/FH/2021

Date registered valid: 24 September 2021

Proposal: Erection of two storey side extension to provide additional living accommodation

Address: 12 St Clements Road, Manchester, M21 9HU

Ward(s): Chorlton Ward

Applicant: Holly Wood, 12 St Clements Road, Manchester, M21 9HU

Agent (if any): Mrs Sonia Pabla-Thomas, Space:ARCHITECTURE+PLANNING, The Old Town Hall, Lapwing Lane, Manchester, M202NR

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19.11.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28.10.2021

Standard consultations:

Printed: 30 September 2021 Expired: 21 October 2021

Neighbour notifications

Printed: 30 September 2021 Expired: 21 October 2021

Site notice

Posted: 25 October 2021 Expired: 15 November 2021

Press advert

Published: 5 October 2021 Expired: 26 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The property is a semi detached residential property within a predominantly residential part of Wilbraham Road / Edge Lane Conservation Area.

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not applicable

Description of development

Erection of two storey side extension to provide additional living accommodation

Consultations & Notification Responses

One email of objection has been received from a local resident on the grounds that:

- The level 1 side extension is to go to within 64mm of the border. Is the allowable or fair to the neighbour and does it comply with building regs minimum 1 mtr?

What if the affected neighbour were to do the same level 1 side extension. The houses are separated by 128 mm, effectively causing the "terrace effect"

There are also the building practicalities in building so close to the border without invading neighbouring space

- The view from the road side of the side extension is in no way in keeping with the area. Please bear in mind this area is in the Wilbraham\Edge Lane conservation area. Also the flat roof is certainly not in keeping with the style of property.

- The Heritage Statement mentions "contrasting" modern materials being used. Do we really want this in this a conservation area? This statement also refers to properties on Albermarle Road. That road is not in the Wilbraham Rd\Edge Lane conservation area and do not have to

comply with the same restrictions. These properties are therefore not relevant and any comparisons made are not valid.

Chorlton Voice - Object to this application. The boxy design of the proposed extension is out of keeping with the design of the original building and the characteristics of the Conservation Area. It would be an incongruous feature in the street scene and would not enhance the character of the Conservation Area.

Policies

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The proposals are considered to be consistent with the following Core Strategy Policies SP1, EN3, DM1 for the reasons set out below.

Policy SP1 - Spatial Principles. This sets out the key special principles which will guide the strategy. 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, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community regardless of disability and protect and enhance the built and natural environment."

Policy EN3 - Heritage. The proposal would have an impact upon the Whalley Range Conservation Area. This is discussed in more detail later in the report.

Policy DM1 - Development Management. This sets out the requirements for developments in terms of sustainability and outlines a range of general issues that all development should have regard to. Of these, the following issues are of relevance to this proposal:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- That development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- Accessibility to buildings, neighbourhoods and sustainable transport modes;
- Impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- Impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These issues are considered full, later in this report.

The following saved UDP policies need to be considered in relation to the application.

Policy DC1 for Residential Extensions is a saved policy.

DC18.1 Conservation Areas – It is considered that the proposal would maintain the character

and appearance of the Wilbraham Road / Edge Lane Conservation Area. This is discussed in more detail later in the report.

It is considered that the proposal is consistent with the policies contained within the UDP. National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF was revised in July 2021 and is a material consideration in the determination of all planning applications.

Legislative requirements

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a Conservation Area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Issues

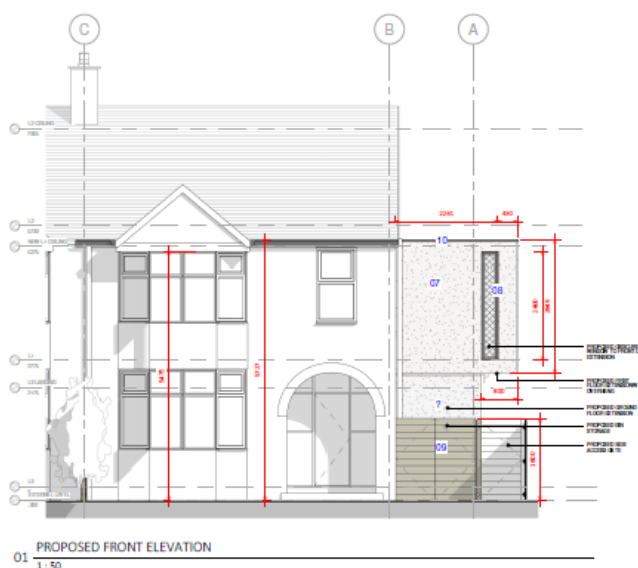
Principle – There is no objection in principle of a two storey side extension to extend an existing family home, subject to detailing.

Heritage Impact of the proposals - Paragraph 199 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

It is considered that the development proposal would cause less than substantial harm to the significance of the Wilbraham Road / Edge Lane Conservation Area, by virtue the design of the development proposal, as such the development is acceptable when considering the balance of harm caused to the heritage asset.

The contemporary extension can be read as an addition to the original dwelling that does not detract from it and would be of high quality, the design was altered to take architectural cues from the original dwelling.

Appearance – The scheme as revised is now considered to be acceptable in appearance, lining through at the eaves, using materials to match the existing property.



Residential Amenity – The proposals would not offer any undue overlooking / loss of privacy / loss of light/overshadowing impact to neighbouring property.

The windows to the front and rear would offer no further overlooking than is available from the existing property. The ground floor WC window would be conditioned to be obscurely glazed.

The scheme would not remove light or cause an overbearing impact on any neighbouring property.

Comments has been made about a possible terracing impact, however the extension would be lower than the ridge of the existing dwelling, would be distinguished from the body of the main house by design and material and would be set 0.25m from the shared boundary at first floor and 0.914m from the shared boundary at ground floor and set back by 1 metre. This combination of factors in this circumstance is considered to mitigate any possible terracing impact.

Bin storage is shown within an enclosed store to the front of the extension proposed, vehicular parking would be unaffected by the development proposed.

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 application was determined in a positive and proactive manner. 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:

Proposed Sections
Proposed Plans

Proposed Elevations

Received 19 November 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 be as stated on the approved drawings stated at Condition 2.

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) The proposed window to the ground floor on the side elevation directly facing onto the neighbouring property of number 10 St Clement's Road, as shown on the drawings listed above, shall be obscurely glazed before first occupation, 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 the adjacent residential property from overlooking or perceived overlooking, in accordance with Policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

14 St Clements Road, Manchester, M21 9HU
21 St Clements Road, Manchester, M21 9HT
17 St Clements Road, Manchester, M21 9HT
10 St Clements Road, Manchester, M21 9HU
23 St Clements Road, Manchester, M21 9HT
19 St Clements Road, Manchester, M21 9HT
19A St Clements Road, Manchester, M21 9HT
7 Marmion Drive, Manchester, M21 9JD
5 Marmion Drive, Manchester, M21 9JD
3 Marmion Drive, Manchester, M21 9JD

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
Conservation Area - Wilbraham Road/Edge Lane Conservation Area 2005
Area Team Boundary - Name: SOUTH