

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132062/JO/2021

Date registered valid: 4 November 2021

Proposal: Variation of condition number 2 (specified plans) attached to planning approval reference 129957/FO/2021 to allow enlargement of previously approved extension

Address: 42-44 Vaughan Road, Manchester, M21 0YL

Ward(s): Chorlton Park Ward

Applicant: Mr F Khan & Mr R R Khan, 42-44 Vaughan Road, Manchester, M21 0YL

Agent (if any): David Ormesher Holborrow & Ormesher Via Email

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 December 2021



Application details

Type of application: Variation or Removal of Condition
Development type: Minor Other
Date of site visit: None
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 5 November 2021 Expired: 26 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 concerns a pair of gabled-ended, inter-war, semi-detached houses situated on the western side of Vaughan Road, south of Kings Road, in the Chorlton Park ward. The gabled semi's have canopied bay windows on the ground floor front elevation, and a single storey joint extension across the rear elevation.



Both properties have off-road parking on front driveways alongside lawned front gardens.

The materials palette comprises red brick elevations and slate roofs.

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The site is within a suburban residential area comprising a medium density inter-war estate housing of a similar typology.

There is some variation in the street scene in roof profiles with hipped roof properties either side and all incorporating relatively good size rear gardens.

The site lies between Chorlton District Centre 608 metres to the west and Moss Side District Centre 1.25Km to the north.

Description of development

Variation of condition number 2 (specified plans) attached to planning approval reference 129957/FO/2021 to allow enlargement of previously approved extension.

Application 129957 received approval for the erection of a proposed part single, part two storey side extension and single storey and first floor rear extensions to provide additional living accommodation.

Consultations & Notification Responses

10no. neighbours were notified of the application. No comments were received.

Issues

Policies DC1 of the Unitary Development Plan

Policies SP1 and DM1 of the Manchester Core Strategy

Principle

The application is for extensions to a residential property which has previously been extended at ground floor and the majority of works approved in August 2021.

As with the approved application, the proposal provides a study, WC, utility room and extended kitchen and living room at ground floor, and bathroom and extended bedroom 3 and 4 with en-suites at first floor.

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 / Visual amenity

The amendments in this application relate to the approved first-floor rear bedrooms and height of the extended rear roof ridge.

The rear bedroom to each property was approved in application 129957/FO/2021 at 3 metres deep off the original rear elevation and with no projection beyond the side wall.

In this application, the bedrooms in each property are proposed to extend beyond the side wall by 1.87 metres – ie: the width of the approved first floor side extension and to remain at 3 metres deep. As the bedrooms are as approved in depth and would face either a section of blank gable wall (at No. 40) or run alongside an extended ground floor roof (at No. 46) and with a retained gap of 832mm to each boundary, there would not be any loss of amenity to adjacent occupiers as a result of these amendments.

The rear roof ridge is proposed to be raised to the level of the original ridge. There are no visual concerns with this given this element of the proposal cannot be seen from Vaughan Road. The extended first floor side elevation roofs remain subservient as approved in 129957/FO/2021 and

there is no change to the 1.97 metre depth of first floor set back. As such, the extensions will continue to appear subservient with no loss of character in the street scene, in accordance with saved UDP policy DC.1

For the above reasons, the amendments are considered to have an acceptable impact on residential and visual amenity, in accordance with saved UDP policy DC1 and with the general guidance within Core Strategy policy DM1.

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 extensions raised no concerns on public notification 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 the permission granted on the 11th of August 2021 under application reference: 129957/FO/2021.

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 11th of October 2021:

Application form

Location plan

Proposed Site Plan

Existing plans and elevations Dwg: 01

Proposed plans and elevations Dwg: 02 B

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policy DM1 of the adopted Core Strategy Development Plan Document 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 extensions hereby approved, the ground floor WC's on each side elevation, 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

45 Vaughan Road, Manchester, M21 0ZL
40 Vaughan Road, Manchester, M21 0YL
41 Vaughan Road, Manchester, M21 0ZL
43 Vaughan Road, Manchester, M21 0ZL
47 Lambton Road, Manchester, M21 0ZJ
44 Vaughan Road, Manchester, M21 0YL
49 Lambton Road, Manchester, M21 0ZJ
45 Lambton Road, Manchester, M21 0ZJ
43 Lambton Road, Manchester, M21 0ZJ
46 Vaughan Road, Manchester, M21 0YL

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