

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131560/FH/2021
Date registered valid: 3 September 2021
Proposal: Erection of a single storey side and rear extension together within the installation of a rear roof dormer and rooflights to the front
Address: 29 Oswald Road, Manchester, M21 9NL
Ward(s): Chorlton Ward

Applicant: Gareth Kitching, 29 Oswald Road, Manchester, M21 9NL
Agent (if any): Mr Daniel Kelso, Architecture Unknown Wellington Studios, Pollard Street East, Manchester, M40 7FS
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 20th October 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 9 September 2021 Expired: 30 Sept 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 site is a two storey end terraced property on the corner of Oswald Road/Newport Road in the Chorlton ward area of Manchester. The property has a pyramid type roof atop projecting square brick bay windows with decorative stone pillars. The front entrance is recessed with stone headers a common feature above the windows of the property. The side of the property has a brick bay to the ground floor with a two storey outrigger on the rear of the property. A small garden lies to the front with access along the side and small rear garden. Boundary treatment is a mix of brick, hedging and timber fencing.



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

Description of area

The site is within a predominantly residential area of mixed typology. Oswald Road Primary school faces the site. Chorlton District Centre is a short walking distance from site.

Description of development

Erection of a single storey side and rear extension together within the installation of a rear roof dormer and rooflights to the front

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received

Environmental health – attach condition should the application be approved

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 has been one previous planning application relating to this site as follows:

Planning reference number: 081045/VO/2006/S1 – A City Council development for the erection of 2.4 metre high alley gates with side panels for the erection of a two storey side and rear extension to provide additional living accommodation. This application was refused on 28th November 2019.

Residential Amenity

The application proposes the erection of a of a single storey side and rear extension together within the installation of a rear roof dormer and rooflights to the front.

Single storey

The extension would be located on the rear wall of the property extending along the side of the two storey rear outrigger measuring 2.0m approximately in width and in line with the side wall of the property to a length of approximately 4.45m and 3.4m approximately total height. Glazing would wrap around the extension with a view into the rear garden and a view into the street. Given the setback from the boundary together with boundary treatment and the distance to the corner property opposite, it is not anticipated that there would be any overlooking or loss of privacy as a result of the window.

The extension would be designed to be noticeable addition to the Victorian dwelling which it achieves by adopting a combination of contemporary box design appearance together with the proposed materials which define the extension and are acceptable for this scheme.

It is not anticipated that there would be harm given by the erection of a single storey rear and side extension. In addition, no comments or objections have been received from local residents notified of this application.

Dormer

The applicant proposes the installation of a rear dormer window which would extend across the roof in line with the ridge line of the original roof height and in from the side walls of the house. Two windows are proposed which overlooks the rear garden and one window is proposed on the side elevation of the dormer. Given the distance to rear boundaries it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor. Similarly, given the distance to the property on the opposite side, it is not anticipated that there would be any further overlooking than already exists from the first floor windows.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and the gable does not project further than the existing gable wall of the property. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is therefore considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

Given the location on corner, the extensions would be visible from the public highway and therefore would feature within the street scene. It is considered however that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension and rear dormer is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension and dormer is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would provide a modern addition to the property. In terms of the materials, these are set to be new light grey brick Postuni HV EF with the introduction of VMZINC or similar Blue Zinc Standing seam cladding to the rear dormer as specified in the application form/plans. Although the materials will not match the property, they are considered to be an

acceptable choice given the design of the extension and dormer. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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:

Received on 3rd September 2021 numbered 21.072.303 P1 Proposed Floor Plans

Received on 3rd September 2021 numbered 21.072.402 P1 Proposed Elevations

Received on 3rd September 2021 numbered 21.072.203 P1 Proposed Site Plan

Received on 3rd September 2021 numbered Design and Access Statement

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 application form/drawings in type, size, colour and texture.

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) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Newport Road, Manchester, M21 9NN

27 Oswald Road, Manchester, M21 9NL

Oswald Road Primary School, Oswald Road, Manchester, M21 9PL

5 Newport Road, Manchester, M21 9WL

3 Newport Road, Manchester, M21 9WL

4 Newport Road, Manchester, M21 9NN

31 Oswald Road, Manchester, M21 9NL

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