MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131980/FH/2021
Date registered valid:	11 November 2021
Proposal:	Erection of a single storey side and rear extension together with front porch to provide additional living accommodation.
Address:	837 Kingsway, Manchester, M20 5PA
Ward(s):	Didsbury East Ward
Applicant:	Mr Abhijeet Sapkale, 837 Kingsway, Manchester, M20 5PA
Agent (if any):	Mr Ahmad Turkmani, AT A.Design, 12 Hastings Gardens, Stockport , Manchester, SK5 8BF
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 January 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received by agent

Standard consultations: Printed: 12 November 2021 Expired: 3 December 2021

Neighbour notifications: Printed: 12 November 2021 Expired: 3 December 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a hipped pantile roof, front and back bay windows and a single storey rear outrigger. The plot includes a paved front garden/driveway and a rear garden.

Description of area

This portion of Kingsway is mixed in nature, with semi-detached family dwellinghouses to the south and a commercial parade, Tesco supermarket and Parrs Wood Entertainment Complex to the north. The area benefits from its proximity to East Didsbury metrolink stop and train station.

Description of development

The applicant is seeking permission to build a single storey side and rear extension, along with front porch, to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local resident, as per appendix 1 – No comments received.

MCC Flood Risk Management – Accepted the submitted flood risk statement and had no objection to the proposal, but requested an informative be attached.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:
- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:
- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):
- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building a single storey side and rear extension with porch to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The main extension would span the full width of the rear and side elevations, creating 57m2 of additional floorspace, whilst the porch would project from the existing front entrance. The side/rear element would be flush with the principal elevation and would have a sideward projection of 3.15m, a rearward depth of 3.75m and a width across the rear of 9.7m, with a height to eaves of 2.8m and a maximum height of 3.58m. The rear element would be sited 0.33m from the boundary shared with the adjoining No.835, and the side element would be sited 0.25m from the boundary shared with No.839. The porch would project 1.15m forward of the principal elevation, with a width of 3m and a maximum height of 3.2m, with a resulting footprint of 3.45 square metres. The rear projection exceeds that which is stipulated with policy DC1 (of 3.65m) but only be 10cm which is deemed acceptable. The side element accords with PD dimensions, less than half the width of the original property, and the porch is a similar size to many of the neighbouring porches, including that of the adjoining semi. Due to the location within flood zone 2, the FFL are set in line with existing at 0.4m above external ground level. The extensions are considered to be subservient to the original dwelling, with acceptable siting, scale and massing, in line with policies DM1 and SP1.

Appearance and visual amenity – The extensions would be constructed of brickwork, clay roof tiles and uPVC fenestrations, all to match the existing dwellinghouse, which has been conditioned. The side element would feature a hipped roof, a bay window in the front elevation and two obscure windows in the side elevation facing No.839. The rear element would feature a double glazed gable, with a set of bi-fold doors beneath each. The porch would feature a dual-pitched roof and a window either side of the new front door. The design is relatively standard in appearance and the aspect readily visible from the public highway, the porch and front of the side, are in-keeping with the rest of the property, constructed of matching materials and proportioned appropriately. Many properties nearby have also built to the side and rear, as well as porches, hence the proposal is deemed acceptable in appearance and is not considered to significantly harm the character of the house, wider area or Kingsway street scene.

Residential amenity – The proposal is single storey with a maximum height of 3.58m. The neighbour to the north, No.835, would lose some early afternoon sunlight to their ground floor rear bay window, however as the proposal is only 10cm beyond policy DC1 and 75cm beyond permitted development, this is not deemed significant. The other neighbour, No.839, shouldn't experience an undue loss of light given their location south of the proposal. Given there are windows sited close to the boundary (0.25m) shared with No.839, these are non-opening below 1.7m and have been conditioned to be obscurely glazed to protect the privacy of those living next door. In addition to this, no objections were received from local residents, hence there are no significant concerns regarding potential overlooking, overshadowing or overbearing issues due to its orientation and scale, pursuant to policies DC1, DM1 and SP1.

Parking and refuse – Although the porch will encroach slightly on the existing driveway there will be 6m x 10m left, which provides adequate space for 2 cars to be kept off-street, in line with policy DM1. As the gap to the boundary at the side would be lost, the agent has provided details of a bin store on the driveway to allow bins to be kept out of sight from the public highway, also in line with policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and may commence in accordance with the submitted drawings and the following conditions.

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 polices 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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawing numbered 'PP85(3)20', stamped as received by the City Council as Local Planning Authority on the 12th January 2022.

Reason - To ensure 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form and drawings.

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) Prior to the occupation of the development hereby approved, the secure and ventilated bin store specified on drawing 'PP85(3)20' shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) The first floor window, on the side elevation facing No.839 Kingsway, 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.

Informative(s)

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.
As the proposed development is within Flood Zone 2, flood mitigation measures should be implemented in accordance with Flood Risk Assessment ref: 278-FRA-002 (Dated November 2021).

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

890 Wilmslow Road, Manchester, M20 5PG
839 Kingsway, Manchester, M20 5PA
835 Kingsway, Manchester, M20 5PA
888 Wilmslow Road, Manchester, M20 5PG
842 Kingsway, Manchester, M20 5WQ
840 Kingsway, Manchester, M20 5WQ

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH