

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131221/FH/2021

Date registered valid: 12 August 2021

Proposal: Part retrospective application for the erection of a two storey side extension and part-single/ part two storey rear extension, hip to gable roof conversion and insertion of photovoltaic panels to the front and side roof together with the installation of a rear dormer to form additional living accommodation

Address: 270 Kings Road, Manchester, M21 0XQ

Ward(s): Chorlton Park Ward

Applicant: Mr Qais Ahmed 270 Kings Road, Manchester, M21 0XQ

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH

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

Recommendation: Approve

Date of recommendation: 11th October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: September 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 August 2021 Expired: 9 September 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 2 storey brick built semi-detached property in use as a single family dwelling house. It is located within the Chorlton Park ward of the City. It is a corner property and sits at the junction of Kings Road and Chatburn Road. As a corner property it has the benefit of garden area to three sides.

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 with properties of a similar age and design to the proposal site.

Description of development

The proposal is a retrospective application for the erection of a two storey side extension and part-single/ part two storey rear extension, hip to gable roof conversion and insertion of photovoltaic panels to the front and side roof together with the installation of a rear dormer to form additional living accommodation in the form of extended dining/ kitchen, WC and lounge to the ground floor and additional bedroom with en-suite and a family shower room. The hipped roof has been converted to a gable, and a rear dormer has been introduced into the rear roof slope across both the existing roof and the new gable. Within this is created a further bedroom making 5 in total. There have also been photovoltaic panels introduced on the front and side elevations.

There has been a recent consent for the erection of a two storey side extension and part-single/ part two storey rear extension to form additional living accommodation under ref 128570/FH/2020

Consultations & Notification Responses

Local residents were informed- three letters of support have been received. The main comments being as follows:

The corner extension at 270 Kings road has improved the look of the area and the look of the house. The house extension does not look out of place as other houses have got bigger extensions built. The house is a corner plot and we are on the other corner the windows on the house don't look into our house giving us full privacy. The extension has added value to the local area.

The property was occupied by students and was noisy, it is now an attractive respectable environmentally friendly property of good architectural design. The property blends in well with the new properties on Chatburn Road.

Issues

Policies

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

The Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) covers issues which need consideration including:
Appropriate siting, layout, scale, form, massing, materials and details
Effects on amenity
Accessibility
Vehicular access and car parking

Issues

Impact on the property and appearance in the street scene

It is considered that the scheme as amended for the part single, part two storey side and part single part two storey rear extensions together with the change of the side roof line from a hip to a gable and the creation within the existing and proposed roof-space would be acceptable, when viewed within the context of the street scene. It is set back on the side slightly from the front and steps in slightly along the side at first floor which retains a certain amount of subservience. A dormer extension within the existing roof would have been Permitted Development, and as such the additional space occupied by the widened dormer into the gable has to be assessed under what could have been done. It is considered that in this location on the rear, and with the gap between the side boundary and the road the additional volume of the dormer as constructed is considered acceptable.

The extension to the side which would be visible on the junction, however is not so intrusive as to merit a refusal. The same approach has been adopted with regards to the rear extension, it has been set in at first floor from the common boundary.

The photovoltaic panels stand slightly proud from the slope of the roof, however are not so visually intrusive as to merit refusal. In addition, the visual impact also has to be weighed against the benefits of this type of green energy provision, which is a positive benefit.

Therefore, the proposal would not negatively impact upon the visual amenity of the area and as such complies with policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Design

The proposed extensions are to be constructed utilising material to match the existing materials on the house. The extensions have been designed to be sympathetic to the host property.

Residential Amenity

It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. The extensions have been designed to be pulled back from boundaries, and there are no windows in the side elevation to the common boundary with number 272 Kings Road. It is not considered therefore that the extension proposals would create an overly dominant feature or have an overbearing impact to the detriment of the amenity of the occupiers of neighbouring property. The proposed development therefore complies with the provisions of policy DM1 of the Core Strategy.

Highways

The proposal incorporates an enlarged porch to the frontage and a canopy that runs along the front joining up with the porch, the scheme affects the current parking space to the side of the property, however, there is still space for one off street parking space to the front of the property as is currently utilised. The development would not have an impact upon the road network greater than the current arrangement on site.

Bins

Bin storage would be accommodated in the rear garden.

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

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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

Existing Site Location Plan A1311(01) 001

Existing Floor Plans A1311(01) 002

Existing Elevations A1311(01) 003

As received 30th July 2021

As Built Site Plan and 3D elevations A1311(03)001 Rev A

As Built Floor Plans A1 311 (03)002 Rev A

As Built Loft Plan A1311 (03)003 Rev A

As Built Elevations A1311(03)004 Rev A

As received 12th August 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 match those of the existing property in colour size and texture including the mortar and patching in and as stated on the application forms.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extensions hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5) The application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

273 Kings Road, Manchester, M21 0XG
16 Chatburn Road, Manchester, M21 0XE
271 Kings Road, Manchester, M21 0XG
53 White Moss Avenue, Manchester, M21 0XS
272 Kings Road, Manchester, M21 0XQ
268 Kings Road, Manchester, M21 0XQ

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