

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131322/FH/2021

Date registered valid: 1 September 2021

Proposal: Erection of a single storey side extension and replacement of existing lead cladding to side and rear elevations with new weatherboard cladding

Address: 7 Chequers Road, Manchester, M21 9DX

Ward(s): Chorlton Ward

Applicant: Ms S Da Silva, 7 Chequers Road, Manchester, M21 9DX

Agent (if any): Damian Riley, Cube Architecture and Design, Commercial House, Clarence Avenue, Manchester, M17 1QS

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

Recommendation: Approve

Date of recommendation: 27 October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25.10.2021

Standard consultations:

Printed: 6 September 2021

Expired: 27 September 2021

Neighbour notifications

Printed: 6 September 2021

Expired: 27 September 2021

Site notice

Posted: 17 September 2021

Expired: 8 October 2021

Press advert

Published: 14 September 2021

Expired: 5 October 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder planning application is a 2 storey brick built end of terrace property. It has a bay window to the ground floor with a basement. There are 2 stone steps up to the front entrance. The design of the properties are Victorian Villa style with gardens to both the front and rear. There has historically been a lead sheet cladding applied to areas on the side elevation, and in a large panel to the first floor rear elevation, together with render detailing to the ground floor on the rear.

The property is identified as 7 Chequers Road and is in the Chorlton ward of the City. It is also within the Wilbraham Road/Edge Lane (Extension) Conservation Area designated 2007

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane (Extension) Conservation Area 2007

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature, with the residential accommodation being of a similar attractive characterful appearance as the proposal site. The house is within easy travelling distance to the shops and businesses in Beech Road and Chorlton District Centre, together with a number of local schools and the Chorlton tram stop.

Description of development

The proposal is for an infill extension on the side of the property. There is a gap currently between the existing recessed elevation and a 2 storey extension. It is the intention to fill in this gap with a single storey extension. It would take the property no closer to the boundary with number 5 Chequers Road than the existing side elevation of the property along that boundary.

Planning History 068132/FH/2003/S1 was approved in 2003 and was for the erection of the 2 storey extension to form additional living accommodation.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Chorlton Voice were consulted- no representations have been received.

Issues

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. Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Relevant Policy DM 1 - Development Management and Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)
- o DC18.1 - The Council will give particularly careful consideration to development proposals within Conservation Areas.

For reasons to be outlined below, it is considered the proposal accords with the principles of this Policy document.

Principle - The proposal is for the erection of a single storey infill extension to the gap at the side of the property. It infills the area between the existing outrigger and the previously approved rear 2 storey rear extension. It will create additional living accommodation in the form of an extended open plan kitchen area.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposed extension would be of a single storey only, and would be sandwiched between two 2 storey elements of the dwellinghouse. The neighbouring property that sits across from the access ginnel is number 5 Chequers Road which has also been extended, and has no windows in any of the floors within the gable elevation. as such there would be no issue with regards to loss of privacy or overlooking of neighbouring properties, and accords with saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Design and Appearance - The design is in keeping with the character of the properties in the terrace. The brickwork would match the existing property, and the existing render detailing on the rear of the property would be mirrored on the single storey extension to tie in with that architectural detailing. There are no windows proposed in the side elevation, with the existing windows within the property receiving an update in the form of staining in a charcoal grey. There is currently quite large areas of lead sheet cladding on the first floor of the previously approved extension to the side and rear, these will also be replaced by panels of charred timber and cedar panels, which will better relate to the timber fenestration on both the existing and

proposed elements of the property. It would result in a much softer finish when compared to the industrial look of the lead cladding. The proposed extension would have an aluminium parapet roof, and when combined with the existing and proposed materials would give a more subtle contemporary finish. Given the lack of windows proposed in the extension, the natural lighting would be provided through the glazed roof light behind the parapet roof.

It is therefore considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Scale and Massing - The proposed extension would be tied into the existing outrigger and project no closer to number 5 Chequers Road than the existing property. The proposed extension is modest and remains subservient, and cannot be readily viewed from within the public realm due to the high gated access to the rear of the property and its set back from the frontage. It is considered that the scale of the extension is in keeping with the host property.

Refuse bin storage - The storage of refuse bins are not affected by this proposal, as there is access along the alleyway to the rear of the property.

Parking - Parking is not affected by the proposed extension, as there is parking on-street only for the majority of residents on Chequers Road.

Residential Amenity - It is believed that the proposed extension would have little impact on the adjoining neighbouring properties, it is considered that this is a common design solution seen elsewhere in the area. For all of the above reasons, the proposed extension appears in accordance with the guidance contained within saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

Impact within the Wilbraham Road/Edge Lane (Extension) Conservation Area 2007 - The design and materials of the proposal would complement the existing house, and is considered to have an acceptable appearance that would not have a negative impact on the character of the property. The proposed extension would only be visible by people accessing the rear of either 5 or 7 Chequers Road, due to the internal siting of the extension, and its location half way along the passageway. As such it would have no impact on the appearance of the property in the street scene. It is considered to be acceptable and should not result in an unsatisfactory visual relationships between the properties. The proposed development it is considered accords with policies DC1, DM1, SP1, and extant policy DC18.

Conclusion - The proposal is considered acceptable in this location, in terms of design, siting, scale and massing and it is not considered that the proposal would create any undue loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site. The proposal therefore complies with policies DC1, DM1 and SP1.

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.

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:

AS719-01- Location Plan dated 11th August 2021

AS759-02 A- Existing and proposed plans and Elevations dated 1st September 2021

AS759-01- Existing Floor Plan dated 11th August 2021

AS759-04- Existing Site Plan dated 11th August 2021

AS759-05- proposed Site Plan dated 11th 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 building in type, size, colour and texture, including mortar, the render shall be a colour through render and the proposed materials shall be in accordance with the schedule of materials on both the application form and drawing AS759-02 Rev A Proposed Plans and Elevations dated July 2021.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

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 development 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.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

6 Chequers Road, Manchester, M21 9DY
10 Wilton Road, Chorlton, Manchester, M21 9DW
14 Wilton Road, Chorlton, Manchester, M21 9DW
12 Wilton Road, Chorlton, Manchester, M21 9DW
8 Chequers Road, Manchester, M21 9DY
10 Chequers Road, Manchester, M21 9DY
9 Chequers Road, Manchester, M21 9DX
5 Chequers Road, Manchester, M21 9DX

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 (Extension) Conservation Area 2007
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH