

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131777/FH/2021

Date registered valid: 30 September 2021

Proposal: Erection of two storey side extension to form additional living accommodation.

Address: 2 Plattbrook Close, Manchester, M14 7AZ

Ward(s): Fallowfield Ward

Applicant: Ms. Glenna Brindley, 2 Plattbrook Close, Manchester, M14 7AZ

Agent (if any): Mr. Niamat Ali, NA Design, 47 Egerton Road South, Chorlton Cum Hardy, Manchester, M21 0YW

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24.11.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08.10.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 October 2021 Expired: 28 October 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

This application relates to a modern two storey end terraced property on an irregularly shaped site.



The property is of brick construction with a dual pitch roof there is an open plan front garden containing a drive.



Listed building: Not applicable

Conservation area:

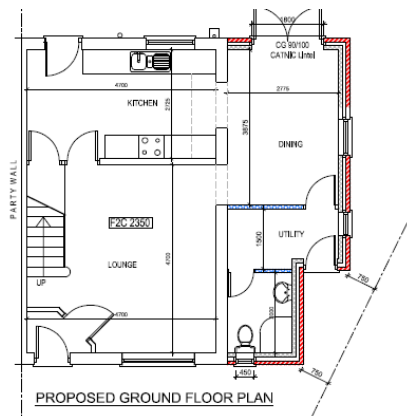
Tree Preservation Order:

Description of area

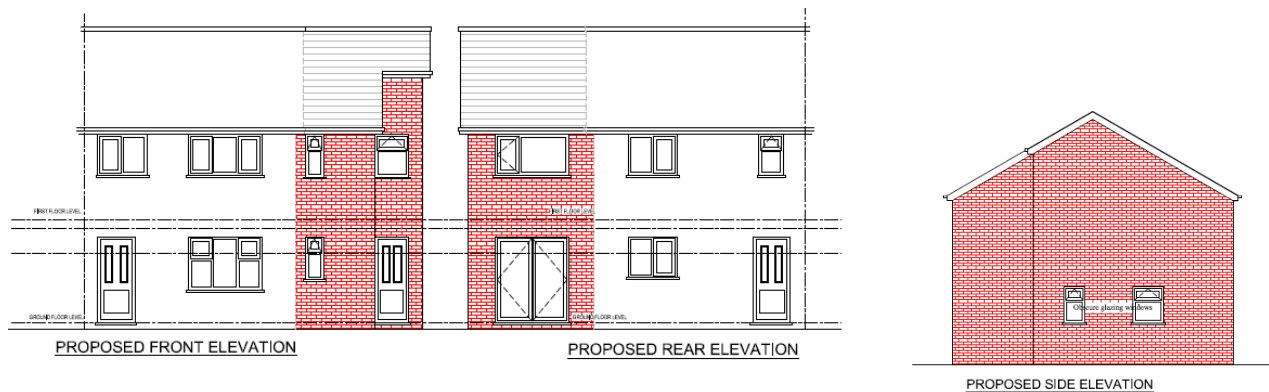
This is a predominantly residential area. The application site is the end property of a staggered terrace or terrace of similar properties. The adjoining property is due south and has not been extended. To the north is the rear of gardens to residential properties on Hart Road one of which has a single storey extension on part of its rear elevation. At the side of the properties is a row of communal parking spaces accessed from Plattbrook Close. To the west the site is adjoined by the rear gardens of residential properties on Yew Tree Road. Facing the site across Plattbrook Close is the side of the rear garden to another property forming part of the same development as the application site.

Description of development

Consent is sought to erect a two storey side extension. The extension has a stepped front elevation and where it adjoins the property is the full depth. The extension would project approximately 1.6 metres at the front face of the property extending to 3 metres, 2.3 metres back from the front elevation. At its closest the proposed extension would be 0.75 metres from the boundary.



The eaves and ridge height are the same as on the original building except on the set back where the eaves are at a higher level.. The front elevation contains a single window on each floor in its forwardmost elevation and a first floor window and a door in the set back element. The side elevation would contain two ground floor windows both annotated as being obscure glazed. In the rear elevation there are French doors at ground floor level and a window to the first floor.



The extension would provide a dining area, utility room and shower room on the ground floor and a bedroom with en-suite at first floor level.

Consultations & Notification Responses

Local residents.

Two letters have been received objecting to the proposed development. The issues raised are summarised below.

- The site will become overcrowded as a result of the extension
- The extension will loom over properties on Hart Road reducing natural light and the view of the sky.
- There will be a loss of privacy from the bedroom window.
- The extension will be overbearing.
- The property has previously been rented and concern is expressed that the property will be split into two.
- Concerned about the potential for noise should it be let to students.
- Whilst the extension fits in with the development as a whole it will result in the overdevelopment of the site.
- They should develop the remaining land at the rear rather than extend to the side.



View from objectors lounge

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DM1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers.

Issues

Principle

The proposed development accords with the principle contained in policy DC1 of extending a property to meet the changing needs of the occupiers.

Scale

The existing property is a terrace and therefore the terracing effect is not a relevant consideration. In this case the extension is a continuation of the existing terrace and in this respect the scale is considered acceptable.

Design

The design of the extension reflects the host property whilst taking into account the angles boundary of the site. In general the design is considered acceptable.

Residential amenity

The first floor windows in the front elevation would overlook the corner of the rear garden of a property on Hart Road. One window is to a bathroom, the other is a narrow secondary window to the proposed bedrooms. It is considered that a condition requiring the window to be obscure glazed would address this issue. The rear windows are 12.5 metres from the rear boundary and 26 metres from the rear face of the properties. It is considered that this would not cause any significant overlooking or privacy issue due to the distances involved. The side windows to the extension are at ground floor level and partially screen by outbuildings in the gardens to the Hart Rad Properties. It is also proposed to obscure glaze them. It is not considered that these windows would result in any significant loss of amenity.

In terms of overbearing impact at its closest the extension would be 0.75 metres from the bottom of the Hart Road properties rear gardens extending to a maximum of 3.7 metres towards the rear of the extension. Thus despite the extension being due south of the Hart Road properties it is not considered that any overbearing impact would be significant due to the angles relationship of the extension to the boundary.

Finally, an objector refers to the loss of view. In planning there is no right to a view , although given the scale of the extension it is not considered that the impact will significantly alter the objectors outlook.

Car parking

Car parking for the property is not affected by the proposal

Refuse

Refuse storage for the property is not affected by the proposal.

Multiple Occupancy.

The sub division of the property to form two dwellings or for it to become a HMO constitute development for which planning permission is required. A C3 condition is proposed for clarity.

Conclusion

It is considered that the proposed development complies with Council policy and is acceptable in all respects.

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 issues arising from 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:

NA P02 received 12 October 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 development hereby approved shall be constructed using materials that match those in the existing building in terms of size, colour and texture.

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 policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the windows in the first floor front and ground floor side elevations 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.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

4 Plattbrook Close, Manchester, M14 7AZ
123 Yew Tree Road, Manchester, M14 7AA
1 Plattbrook Close, Manchester, M14 7AZ
127 Yew Tree Road, Manchester, M14 7AA
125 Yew Tree Road, Manchester, M14 7AA
121 Yew Tree Road, Manchester, M14 7AA
78 Hart Road, Manchester, M14 7BB
76 Hart Road, Manchester, M14 7BB
74 Hart Road, Manchester, M14 7BB
72 Hart Road, Manchester, M14 7BB
70 Hart Road, Manchester, M14 7BB

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH