

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131654/FH/2021

Date registered valid: 9 November 2021

Proposal: Erection of a two storey side, single storey rear extension, installation of new gabled roof, elevational alterations, together with installation of rear dormer to form additional living accommodation following partial demolition of existing single rear storey extension

Address: 894 Wilmslow Road, Manchester, M20 5PG

Ward(s): Didsbury East Ward

Applicant: Mr Khalid Siddiqui, 894 Wilmslow Road, Manchester, M20 5PG

Agent (if any): Mr Dean King, NK Architectural Services, Office 3, 227 Finney Lane, SK8 3PX

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

Recommendation: Approve

Date of recommendation: 10th January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2nd December 2021

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

The property that is the subject of this householder application is a detached 2 storey brick built dwelling house identified as 894 Wilmslow Road in the Didsbury East ward of the City. It has garden area to the front and rear and the rear is accessed down the side of the property through a pedestrian gate. To the northern side of the property there is currently a 2 storey extension with a flat roof, the ground floor of which has a garage with an up and over door to the frontage with an open back that leads through to a previously constructed single storey outbuilding, which is currently used as additional living accommodation. There is a single storey conservatory to the rear, and a large garden laid mainly to lawn.

The property is flanked either side by detached dwellinghouses, whose footprint is on a staggered layout, with the houses at 894 and 896 Wilmslow Road sitting on the same front building line, with 892 Wilmslow Road being set forward of that line.

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, other similar properties in the area have extended at the side and/or rear of the properties. Parris wood entertainment complex sits opposite to the east of the proposal site.

Description of development

The proposal is to consolidate the accommodation to enable a more usable layout including demolition of the conservatory and part of the single storey rear extension. This is to be achieved by the erection of a two storey side, single storey rear extension, installation of new gabled roof, elevational alterations, together with installation of rear dormer to form additional

living accommodation. The alterations would result in the following: Ground Floor-open plan kitchen/ dining room and living room with a further reception room, prayer room and WC / shower room. Bi-fold doors would lead off the kitchen diner out onto the rear garden. The single storey rear extension would have a glazed lantern roof to give additional natural light.

The first floor would comprise of 3 bedrooms (1 with en- suite) a new circulation landing and a family bathroom.

The hip to gable together with the rear dormer would provide 2 further bedrooms within the roof space both with en- suite and storage areas. The materials to be used are proposed to match those of the existing property.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Flood Risk Management- From a Flood Risk perspective the proposal is acceptable and can be approved without the requirement of conditions.

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 - Spatial Principles

DM1 - Development Management 1

The relevant UDP policies for this application are:

DC 1.1 - 1.6 - Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

And,

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The Principle - Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Core Strategy and the Unitary Development Plan for the City of Manchester and the following criteria; they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); they do not create an undue loss of sunlight, daylight or privacy; they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

The principle for the application is considered acceptable. There are other properties within the vicinity that have had the benefit of similar extensions to those proposed at 894 Wilmslow Road. It would not project forward, does not result in loss of daylight or sunlight and remains in character with development within the area. The reasons as to why the principle is considered acceptable will be established in the following sections.

Therefore, matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential Amenity- There are no windows proposed in the side elevations other than an obscurely glazed window to the WC at ground floor. The remainder of the windows are proposed in the rear elevation overlooking the applicants own garden. There is a 2 storey infill along the boundary with number 892 Wilmslow Road, however this projects no further rearward than the rear of number 892, and whilst the house would be higher than currently exists, there are no windows to the first floor on the side elevations of either of the neighbouring properties, with only one small window on the ground floor side elevation of number 892 Wilmslow Road along that boundary, however that part of the property sits forward of number 894 Wilmslow Road, given their stepped relationship and as such is not impacted.

The part of the proposed development that projects from the rear of the property is single storey and involves demolition of the conservatory along the boundary with 896 Wilmslow Road and part of the single storey extension along the common boundary with 892 Wilmslow Road, and, whilst squared off, the rearward projection at single storey would not detrimentally impact upon the levels of visual or residential amenity currently enjoyed by either of those properties.

The rear dormer proposes no windows in the side elevation. It would not readily be viewed within the street scene, given the closeness of the plots to each other, and these being occupied by buildings up to each boundary. The materials used would match those of the existing roof slope and would blend in fairly well. The garden is of a good size, and then beyond that is a large area of grass land with heavy tree planting on and around the site. As such there are no issues with overlooking for properties beyond that on Kingsway.

Siting, Scale and Massing - The plot upon which the property is located is a good- sized plot, and the house currently benefits from small additions that have been constructed over the years. These are to be partially demolished with the reconfigured footprint providing a more usable layout. The 2 storey element with the flat roof is not particularly attractive when viewed from the front within the street scene, and the alterations of the roof would present a more aesthetically pleasing elevation relating better to the other properties along the road. It is considered that the proposed changes are acceptable in scale, given the relationship of the properties on either side of the common boundaries, the increase from a hip to a gable does not appear bulky or overly dominant and is not considered to detrimentally impact on the neighbouring properties.

Therefore, the proposal is considered to comply with policy DM1 of the Core Strategy and saved policy DC1 of the UDP.

Design and Appearance - The application presents an improved design when viewed against the current 2 storey flat roof on the frontage. It incorporates a large central picture window to the first floor and whilst this introduces a more contemporary approach is not visually at odds with the properties within the immediate area. The existing bay window is being replicated at both ground and first floor within the new front elevation. The materials to be used would match those of the existing property and the overall results would be much more sympathetic additions to the property than the previously ad hoc additions.

Refuse Storage/Car Parking - There would be no changes to the existing refuse storage or car parking arrangements, there is sufficient room off street for more than one vehicle. The bins are currently stored to the rear and are accessed through the pedestrian gate alongside the boundary with number 896 Wilmslow Road.

It is therefore considered that the proposal therefore complies with both DM1 and extant policy DC1.1-1.4.

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:

A101-Existing Floor Plans received 14.09.2021

A102- Existing Elevations received 14.09.2021

A104- Existing and Proposed Roof Plan received 14.09.2021

A105 Rev A- Location Site Plan received 13.10.2021

A100- Proposed Floor Plans received 14.09.2021

A103- Proposed Elevations received 14.09.2021

A108- Proposed Demolition and Removal Plan received 09.11.2021

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 extensions hereby permitted including patching in and mortar shall match those of the existing building 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 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 order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

896 Wilmslow Road, Manchester, M20 5PG

847 Kingsway, Manchester, M20 5PA

892 Wilmslow Road, Manchester, M20 5PG

849 Kingsway, Manchester, M20 5PA

841 Kingsway, Manchester, M20 5PA

845 Kingsway, Manchester, M20 5PA

843 Kingsway, Manchester, M20 5PA

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) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH