

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131114/FH/2021

Date registered valid: 3 August 2021

Proposal: Erection of single storey side and rear extensions to form additional living accommodation

Address: 54 Alan Road, Manchester, M20 4SF

Ward(s): Withington Ward

Applicant: Mr Barzan Barzangy, 54 Alan Road, Manchester, M20 4SF

Agent (if any): Mr Fadhil Al-Aboody, Weller Avenue, Manchester, M21 7SG

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 September 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 August 2021 Expired: 30 August 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 roof, white render and bay windows to the front and an original single storey outrigger to the rear. The plot includes a front garden containing a driveway and a long rear garden.

Description of area

Alan Road is residential in nature and located within Withington, close to The Christie Hospital and Wilmslow Road.

Description of development

The applicant wishes to build a single storey side and rear wraparound extension to provide additional living accommodation.

Consultations & Notification Responses

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

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 to provide additional living space for a family dwellinghouse 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 single storey wraparound extension would project 1.23m to the side and project 5.5m to the rear, coming flush with the principal elevation and ending at the party wall. It would have an eaves height of 2.65m and a maximum height of 3.05m at the front and 3.73m at the rear. It would leave a gap of 0.15m to the boundary shared with No.56 and 0.8m to the boundary shared with No.52. The rearward depth exceeds the limit stipulated within policy DC1 (of 3.65m) but considering up to 6m can be built to the rear under the Larger Homes Extension, the gardens are large and the roof features a low hip, the scale and massing is considered acceptable in this case. The side element in isolation could be built under permitted development. An adequate gap has been left to the shared boundary and the plot can easily accommodate the extension. The extension is considered subservient to the main house and is considered to be sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including red brickwork, roof tiles and white uPVC windows, which has been conditioned. The roof over the side would be mono-pitched and the roof over the rear would be hipped, containing two rooflights. The front elevation and inner side elevation would form blank walls, with a new set of glazed sliding doors and kitchen window proposed for the rear elevation. The side facing No.52 would contain three windows. The only element that would feature within the street scene would be the blank front elevation, which would be relatively small in width and height, hence it is not considered to form a prominent feature. The proposed materials are to match existing and the design is standard, to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor wider area, particularly as similar could be built under permitted development without an application.

Residential amenity – These large (28m long) gardens face directly west and therefore receive plenty of evening sun. The proposal has a large rearward depth which will cause some

overshadowing in the afternoon of the plot to the north, No.52, however a gap of 0.8m has been left to the boundary, the roof features a low hip and their own detached garage (sited along the shared boundary) will overshadow their rear to a degree in the evening. No.52's rear bay window into the living room should remain largely unaffected. To the south No.56 has its own 4.5m rear extension which will prevent the proposal forming an overbearing feature as viewed from their rear/garden. There are no windows proposed for the side elevation facing the party wall boundary, therefore privacy is not considered to be unduly impacted either. In addition to this, no objections have been received from the local residents notified of the development, hence the proposal is considered acceptable in terms of residential amenity.

Parking and refuse – The driveway, with space for 1 car off the street, is to be retained, as is the access to the rear garden (via a 0.8m gap) allowing bins to be stored at the rear out of sight, in accordance with core strategy policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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 a timely manner, in accordance with the policies with the Development Plan.

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 drawings numbered '05B', '06B' and '07B', stamped as received by the City Council as Local Planning Authority on the 2nd September 2021.

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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form.

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.

Appendix 1 – List of consultees & neighbours notified

15 Cottonfield Road, Manchester, M20 4QW
13 Cottonfield Road, Manchester, M20 4QW
11 Cottonfield Road, Manchester, M20 4QW
95 Alan Road, Manchester, M20 4SE
93 Alan Road, Manchester, M20 4SE
56 Alan Road, Manchester, M20 4SF
52 Alan Road, Manchester, M20 4SF

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: SOUTH