

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131457/FH/2021

Date registered valid: 20 August 2021

Proposal: Erection of a single storey side and first floor rear extension together with associated elevation alterations to form additional living accommodation

Address: 11A Warwick Road, Manchester, M21 0AU

Ward(s): Chorlton Ward

Applicant: Mr & Mrs Abraham, 11A Warwick Road, Manchester, M21 0AU

Agent (if any): Mr Simon Casey, BlueChip Architecture Ltd, 18 Botany Road, Manchester, M30 8JS

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

Recommendation: Approve

Date of recommendation: 12.10.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 September 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 September 2021

Expired: 27 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

This application relates to a three storey semi detached house on the north side of Warwick Road. The second floor is accommodated partially in the roof. At the rear is a two storey outrigger attached to which is a single storey lean to extension. There is a small front garden and a small yard at the rear. Refuse is stored in the narrow passage between the property and its neighbour.





Listed building: Not applicable

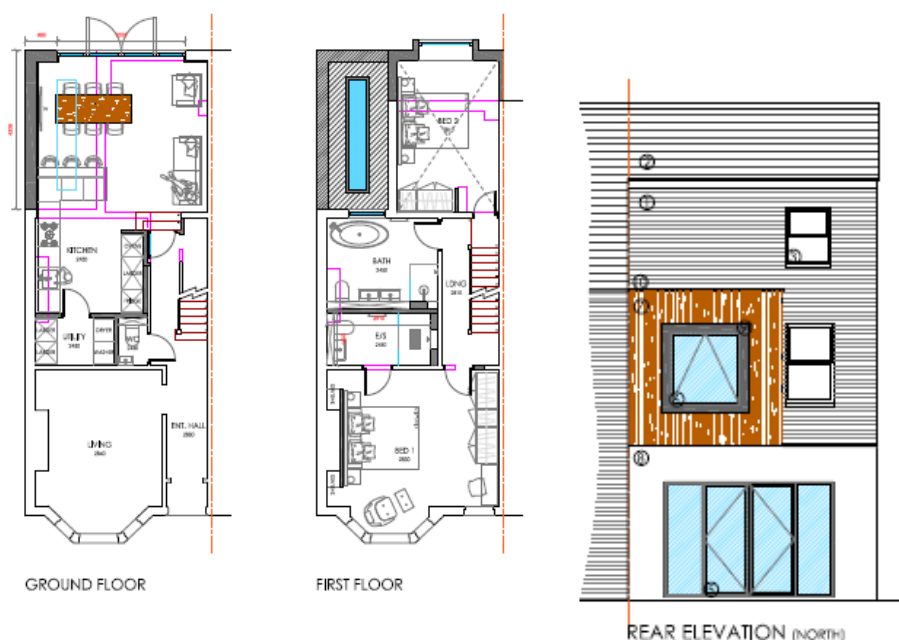
Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area adjacent to Chorlton District Centre. The adjoining property fronts Keppel Road and has a two storey outrigger which projects as far as the rear elevation of the application sites rear extension. The adjacent property to the east has not been extended. To the rear is the gable elevation of a residential property on Keppel Road.

Description of development



Consent is south to erect a single storey extension at the side of the existing outrigger and extension which would increase its width to that of the main body of the property. the extension would have a flat roof with a parapet. It would be finished in render and have bi folding doors in the rear elevation and a lantern light. At first floor level the lean to would be extended to the rear face of the ground floor extension the existing mono pitch roof would be replaced with a flat roof and parapet. The extension would be clad in timber and have a single window in the rear elevation.

Consultations & Notification Responses

Local Residents

One letter has been received making the following comments

-The choice of cladding (particularly wood cladding for the first floor extension) is not in keeping with the area. The extension will be easily visible from Keppel Road. The houses are Victorian brick with slate roofs, so matching brick cladding preferably with a sloping slate roof would be more appropriate for the first floor extension.

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

Policy DC1 establishes the principle of extending a property to meet the changing needs of the applicants. The principle of the proposed rear extension is therefore considered to be acceptable.

Scale

Both the ground and first floor extensions are quite small in their scope and the resultant extension does not project beyond the rear of the adjoining property nor is it higher. The scale remains subservient to the host property. It is therefore considered that the scale of the proposed extensions is acceptable.

Design

The applicant has adopted a contemporary flat roof approach that contrasts with the original Victorian architecture. This approach is considered acceptable. The choice of contrasting materials is also considered to be acceptable.

Residential amenity

The proposed extensions sit alongside the side elevation of the adjoining property and therefore there is no overbearing impact. On the other side the ground floor extension would be approximately 0.8 metres from the shared boundary and 1.9metres from the gable wall. The first floor extension would be 2.6 metres from the boundary. It is therefore considered that there would be not significant overbearing impact.

In terms of privacy all new windows are in the rear elevation facing the gable wall of a dwelling on Keppel Road. The rear garden being approximately 7.7 metres long. On balance it is considered that there would be no significant privacy issues from the proposed development.

Refuse

The passage between the properties appears to be shared and used for refuse storage. This arrangement is not affected by the proposed development.

Conclusion.

The proposed extensions are acceptable in all respects and accord with City Council policy.

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:

21087-201 revision A received 22 September 2021

21087-210 revision A received 22 September 2021

21087-220 received 20 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 development hereby approved shall be constructed using the materials specified on the approved drawings.

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.

Appendix 1 – List of consultees & neighbours notified

19A Keppel Road, Manchester, M21 0BP
19 Keppel Road, Manchester, M21 0BP
20 Warwick Road, Manchester, M21 0AU
18 Warwick Road, Manchester, M21 0AU
21 Keppel Road, Manchester, M21 0BP
11 Warwick Road, Manchester, M21 0AU
9 Warwick Road, Manchester, M21 0AU
22 Warwick Road, Manchester, M21 0AU

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) -
Area Team Boundary - Name: SOUTH