

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132387/FH/2021

Date registered valid: 8 December 2021

Proposal: Erection of part single, part two storey rear extension to provide additional living accommodation

Address: 17 Hatherley Road, Manchester, M20 4RN

Ward(s): Withington Ward

Applicant: Mr Saud Bashir Rathore 17 Hatherley Road, Manchester, M20 4RN

Agent (if any): M Farooq Building Design Services 6 Stock Close, Rochdale, OL12 6BB

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 December 2021 Expired: 30 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

Listed building: Not applicable

Conservation area:No

Tree Preservation Order: No

The application relates to a two storey semi-detached dwellinghouse, of red brick with a hipped roof, situated on a plot which includes a driveway and front and rear gardens. The property features no previous additions.

Description of area

Hatherley Road is residential in nature and characterised by red brick two storey semi-detached family dwellinghouses with gardens. Many have been extended already and the area benefits from its proximity to Withington District Centre, Ladybarn Park and Mauldeth Road train station.

The applicant wishes to build a part single, part two storey rear extension to provide additional living accommodation. The rear elevation has an existing outrigger measuring 2.1 metres and the single storey rear extension increases the overall projection to 6 metres. The first-floor extension sits on top of the ground floor extension both with a maximum width of 2.8 metres.

The neighbouring properties have similar extensions.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and one letter of objection was received raising concerns that due to the size of the extension it would have a detrimental impact on the amount of sunlight and the extension would run along the boundary with the neighbouring property with the potential to hinder emergency vehicle access.

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.
- o 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.
- o Policy DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

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

Principle - The erection of part single, part two storey rear extension to provide additional living accommodation which is considered acceptable.

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.

Due to the design and rearward projection of the proposed extension, coupled with its relationship with adjoining dwellings, it is not believed that there would be any significant impact in terms of over-dominance, loss of privacy or over shadowing.

The proposed extension is consistent with the design of many other similar extensions in the immediate area and is therefore an established feature of the road.

In light of the above, the proposed development is deemed to accord with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Siting - The extension leaves a significant gap from the boundary and neighbouring properties and the neighbouring properties that also have similar part single part two storey extensions. The extension would be well placed in relation to the neighbouring properties. It is considered that the proposal would not give rise to any significant impacts on visual amenity on neighbouring residents.

Design and Appearance - The materials to be used in the construction of the extension are to match the existing property, and the design appears to be in keeping with the character of the dwelling house and surrounding properties in the area and within the street scene.

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

Scale and Massing - The scale and massing of the proposed extension, is considered to be proportionate to the existing dwelling house and should not give rise to unacceptable visual relationships within the street scene.

The extension would have an obscurely glazed en suite window on the side elevation and two rear windows overlooking the garden. It is considered that the fenestration should not provide any additional overlooking or loss of privacy than that the neighbouring occupants currently enjoy.

As such the proposal accords with saved UDP policy DC1 and policies DM1 and SP1 of the Core Strategy.

Parking - The current off street car parking would be retained at the front of the property, it is considered that there is sufficient off street car parking for two cars, which accords with the principles for residential extensions set out in saved UDP policy DC1.

Refuse bin storage - The storage of refuse bins are not affected by the proposed extension, as there would be continued access to the rear of the property.

The proposal accords with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

Residential Amenity - The extension, by reason of the orientation at the rear of the property, should not give rise to overshadowing, overlooking or loss of privacy to the detriment of the amenity that the neighbouring occupants could reasonably expect to enjoy. The design is what is normally expected of such a structure and would not adversely impact upon residential amenity.

In this respect, the proposed extension accords with saved UDP policies DC1 and to policies SP1 and DM1 of the Core Strategy.

One objection was received in relation to loss of light. However, the extension, by reason of the orientation and distance from the neighbouring properties should not give rise to overshadowing, to the detriment of the amenity that the neighbouring occupants. The objector commented that the proposal would run along the boundary with the neighbouring property with the potential to hinder emergency vehicle access. However, this is not the case, the extension is pulled away from the boundary leaving a significant gap and does not bring built form closer to the boundary than the existing single storey outrigger currently in situ. Therefore, it is envisaged the access arrangement to the rear of the property is not altered as a result of the extension.

Conclusion - The proposal is considered acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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:

The Location Plan, 1825/01 Site Plan, 1825/2 and 1825/3, stamped as received on the 30 November 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 external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 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.

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 drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Prior to the first occupation of the development, the first floor side en-suite window shown on drawing numbers 1825/2 and 1825/3, stamped as received on the 30 November 2021, shall be obscurely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Haslemere Road, Manchester, M20 4RD
20 Hatherley Road, Manchester, M20 4RN
15 Hatherley Road, Manchester, M20 4RN
26 Hatherley Road, Manchester, M20 4RN
22 Hatherley Road, Manchester, M20 4RN
19 Hatherley Road, Manchester, M20 4RN
2 Hartswood Road, Manchester, M20 4RL

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) -
Area Team Boundary - Name: SOUTH