

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129525/FH/2021

Date registered valid: 29 March 2021

Proposal: Erection of part single, part two storey side extension and single storey front extension, along with retention of rear dormer, to form additional living accommodation.

Address: 6 Shannon Road, Manchester, M22 9UA

Ward(s): Sharston Ward

Applicant: Mrs. Natalie Whitby, 6 Shannon Road, Manchester, M22 9UA

Agent (if any): Mr J Dhillon, JD Architectural, 2 Havisham Close, Warrington, WA3 7NB

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

Recommendation: Approve

Date of recommendation: 2 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 9 November 2021 Expired: 30 November 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 brick. Originally (at the time of submission) the property features a hipped roof and during the course of this application the applicant has carried out a hip to gable alteration and installed a rear box dormer under Permitted Development. This dormer requires permission and therefore its retention has been included in this application. The corner plot includes a large front/side garden and smaller rear garden bound by timber fencing.

Description of area

Shannon Road, within Sharston, is a residential area characterised by similar family dwellinghouses with gardens, which benefits from its proximity to two metrolink stops and Wythenshawe District Centre.

Description of development

The applicant wishes to build a two storey side and single storey front extension, and retain the recently built rear dormer, 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) in particular:

- 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 two-storey side and single storey front extension along with rear dormer 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 front extension would span the existing front elevation, projecting 1m, with a width of 5.9m, a height of 3.4m and a footprint of 5.9m. Although this exceeds the size for a porch under permitted development, it is considered subservient and appropriately sited and scaled for the size of the house and would replace an existing bay window. The two storey side extension would be sited on the north elevation of the house, projecting 3.5m to the side, with a depth of 6m to come flush with the original rear. The eaves would match existing and the ridge would be set 0.31m lower than existing. The first floor side element would be setback from the principle elevation by 1m and would be sited 1.1m from the rear/side boundary shared with No.1 Melvin Avenue. Due to the arrangement and orientation of these properties, the development gap can be shared equally if this neighbour builds a similar extension in future and the properties would not result in a visual terracing effect. The rear dormer has a width of 5.7m, a depth of 3.28m and a height of 1.93m, creating an additional 18 cubic metres of loftspace for a home office. The two storey extension is stepped down at the ridge and set back from the principle elevation and the proposals accord with the dimensions set out in DC1, thus the works are considered subservient to the main house and appropriately sited, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extensions would be constructed of materials to match the existing house, including brickwork, roof tiles and white uPVC windows/doors, which has been conditioned. The front extension would feature a mono-pitched roof, front door and living room window. The dormer would feature a flat roof and two windows facing to the rear. The side extension would feature a gable roof to match the new gable on the existing dwellinghouse, with a pitch to match the existing roof, a side-facing bedroom window at first floor and two windows and a glazed patio door at ground floor. The side extension features a setback and lowered ridge to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension should not lead to a terracing effect nor form an

obtrusive feature within the street scene. The extension is to be built of appropriate matching materials, is standard in design and is in-keeping with the character of the house and area.

Residential amenity – There is 1no first floor window proposed for the side elevation however it original faced the rear which would have directly overlooked No.1 Melvin Avenue and therefore negotiations took places to move it to the side where it would overlook an area of communal greenspace on the corner of the street. During negotiations the side extension was scaled back, as originally it was almost as wide as the main house, which was deemed excessive. To ensure subservience a reduced width, setback and dropped ridge were requested. Due to the orientation of these plots, the extension is not considered to be overbearing for No.1 and would not unduly overshadow their plot, as only a small amount of sunlight would be lost to their side elevation early morning and their rear garden is south-facing and therefore receives lots of sun. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Refuse – The side garden is large and therefore a significant gap would be retained to the boundary, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. It is not located within a conservation area, the grounds of a listed building, a district centre nor on an arterial route into the city. The proposed development is deemed acceptable and works may commence 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 polices 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. Issues have

arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 '016', '017', '018', '019' and '105ER', stamped as received by the City Council as Local Planning Authority with the planning application on the 9th November 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 extensions and dormer 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

4 Melvin Avenue, Manchester, M22 9US
7 Shannon Road, Manchester, M22 9UR
8 Melvin Avenue, Manchester, M22 9US
5 Melvin Avenue, Manchester, M22 9US
12 Melvin Avenue, Manchester, M22 9US
1 Melvin Avenue, Manchester, M22 9US
13 Shannon Road, Manchester, M22 9UR
10 Shannon Road, Manchester, M22 9UA
7 Melvin Avenue, Manchester, M22 9US
6 Melvin Avenue, Manchester, M22 9US
3 Melvin Avenue, Manchester, M22 9US
2 Melvin Avenue, Manchester, M22 9US
10 Melvin Avenue, Manchester, M22 9US
9 Shannon Road, Manchester, M22 9UR
11 Shannon Road, Manchester, M22 9UR
8 Shannon Road, Manchester, M22 9UA

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 45M
Area Team Boundary - Name: SOUTH