

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131325/FH/2021

Date registered valid: 12 August 2021

Proposal: Erection of a single storey side and rear extension to form additional living accommodation following demolition of existing garage and single storey rear outrigger together with installation of first floor side bay window and associated elevational alterations

Address: 27 Belfield Road, Manchester, M20 6BJ

Ward(s): Didsbury East Ward

Applicant: Mrs Elizabeth Riding 27 Belfield Road, Manchester, M20 6BJ

Agent (if any): Mr Darren Pomfret Manchester Building Design Ltd 8 Gas Street, Hollingworth, SK14 8JD

Case officer: Janet Lawless
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Recommendation: Approve

Date of recommendation: 7th October 2010

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: October 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 August 2021 Expired: 9 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

The subject of this householder planning application is a characterful 2 storey detached red brick dwellinghouse. There is a third floor of accommodation within the existing gable and roof space, this floor plan is typical of the neighbouring properties. There is currently a single storey garage on the side elevation, with single storey outrigger on the rear forming an 'L' shaped layout to the ground floor. There is a garden laid to lawn to the front of the property, together with a hardstanding driveway which provides parking for at least two vehicles. The access into the property is taken off the southern side of the property.

The access into the rear garden which again is laid to lawn is taken from down the northern side of the property through a 1.8m high timber gate.

The property is identified as number 27 Belfield Road and it is located within the Didsbury East ward of Manchester. The property is double gable ended with a small rear dormer. There are multiple original windows within the gable elevations, mirroring those within the adjacent properties to either side in numbers 29 and 25 Belfield Road.

The boundary treatments to the frontage are wall with established hedge behind and established shrub / tree planting. To the rear the boundary comprises of brick wall with horizontal timber fencing to approximately 2 metres in height together with established dense planting.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature and is characterised by properties of a similar footprint and design as the proposal site. It is located on a sustainable transport network, and close to local amenities in Didsbury district centre.

Description of development

The proposed works are for the erection of a single storey side and rear extension to create additional living accommodation in the form of cloak room and storage space with studio and open plan kitchen / family room, together with the replacement of the first floor window in the eastern elevation that serves the landing to a bay projection, slightly wider in the same position. There is also a small window proposed on the northern elevation to serve the en-suite bathroom, and a new door in the same elevation at ground floor to serve the utility room. To the rear elevation would be bi-fold windows.

The existing accommodation will be re-configured to give 4 bedrooms an en-suite and 2 family bathrooms.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

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, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- 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 SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would merit refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There has been one historical application approved in 1976 ref: F04154 for the erection of a replacement garage.

Residential Amenity

The applicant proposes to erect a single storey side and rear extension together with the replacement of the existing window to the first floor on the southern gable with a slightly wider window with a marginally projecting bay window. There would also be a new door to the utility room at ground floor on the northern elevation and a window to serve the en-suite bathroom to the first floor.

There are currently single storey extensions to the ground floor on the side and rear. One is in the form of a wrap-around off the southern elevation which houses the garage and store, there is then a break on the rear, with another single storey rear outrigger extension towards the boundary with number 25 Belfield Road. The existing extensions would be demolished to facilitate the proposed development.

The floorspace occupied would be comparable, with the addition of the current existing gap between the outrigger extension being infilled. The roof to the proposed extensions would be hipped. It is not considered that the proposed extensions would have a detrimental impact upon the neighbouring properties at number 25 and 29 Belfield Road as there are currently single storey buildings in the same location. The roof is hipped which reduces the bulk and massing along the boundary with number 29 Belfield Road.

Whilst it is acknowledged that the new window on the gable facing number 29 Belfield would have a slight projection and be slightly wider, this replaces an original clear glazed window in the same position. In addition, this is being proposed as obscurely glazed and only serves a landing for secondary light purposes only. A condition to that effect would be attached to any consent granted.

In addition it mirrors the exact same bay window on the northern gable of number 29 Belfield Road in the same position, however the one on number 29 is stained glass.

The extension would be setback from the front wall of the house considerably, beginning at the point that the existing garage begins. and extending on the return along the rear of the property where the roof becomes mono pitch the same as the existing outrigger extension on the rear elevation. There are no windows or doors proposed in the extension to either side, and as such this coupled with the high established boundaries between the neighbouring properties means that there is no potential for overlooking or loss of privacy to the neighbouring properties.

The extension along the side would be no more visible within the street scene than the existing property and it is set back considerably from the property frontage, it is not readily viewed within the street scene until head on with the property itself. The character of the area has already changed over time as the houses in the immediate vicinity are themselves altered to some extent, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, and to the proposal site layout itself pre -development. It is therefore felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Siting, scale and massing

The size and footprint of the proposed extensions are not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is sympathetic to the host property and in keeping with the existing and surrounding properties in the area and the materials to be used would match those of the existing property. A condition to that effect would be attached to any consent granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Refuse

The storage of refuse bins is not affected by the proposal, as there would be continued access at the norther side of the property which is where the bins are currently located, this accords with policy EN19 of the Core Strategy.

Parking

Whilst it is acknowledged that the garage is to be lost as part of the proposal, there is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be 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.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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.

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:

Location Plan -received 12th August 2021

42/21-01 Rev A- Existing Floor Plans received 12th August 2021

42/21-02 Rev G- Proposed Floor Plans received 12th August 2021

42/21-04 Rev A- Existing Elevations received 12th August 2021

42/21-05 Rev C- Proposed Elevations received 12th August 2021

42/21-06 Rev A Existing and Proposed Roof Plans received 12th 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 materials to be used on the external surfaces hereby permitted shall match those of the existing property in size colour and texture including mortar and patching up and as specified on the approved application form/drawings.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The bay window to the first floor on the southern elevation and the window to the first floor on the northern elevation serving the en-suite shall be obscure glazed to a specification of no less than 5 of the Pilkington scale and shall be retained at all times thereafter.

Reason - In the interests of residential amenity and to ensure a satisfactory development, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

5) 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 'Proposed Plans' received by the City Council as Local Planning Authority on 12th August 2021

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

Appendix 1 – List of consultees & neighbours notified

20 Raynham Avenue, Manchester, M20 6BW
16 Raynham Avenue, Manchester, M20 6BW
25 Belfield Road, Manchester, M20 6BJ
24 Belfield Road, Manchester, M20 6BH
18 Raynham Avenue, Manchester, M20 6BW
29 Belfield Road, Manchester, M20 6BJ
26 Belfield Road, Manchester, M20 6BH

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH