

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131863/FO/2021

Date registered valid: 7 October 2021

Proposal: Erection of a 2 storey rear extension and hip to gable roof extension to no. 142 Manchester Road; erection of a single storey rear extension to no. 142a Manchester Road.

Address: 142 And 142A Manchester Road, Manchester, M16 0DZ

Ward(s): Chorlton Ward

Applicant: Messrs S Khokhar, H Iqbal & B Iqbal 142 Manchester Road, Manchester, M16 0DZ

Agent (if any): Mr Rahat Anwar, RA Design & Project Management Ltd, Suite 4 The White House, 42-44 Chorley New Road, Bolton, BL1 4AP

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

Recommendation: Approve

Date of recommendation: 22.12.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 November 2021

Standard consultations:

Printed: 19 October 2021 Expired: 9 November 2021

Neighbour notifications

Printed: 19 October 2021 Expired: 9 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

142 Manchester Road is a two storey detached house with a hipped roof. 142a Manchester Road has a single storey side extension that projects beyond the rear of the property and also occupies a single storey lean to on the rear of number 142. There is a 6 metre deep front garden and a 25.5 metre long rear garden which is canted at an angle. Whilst 142 is 1.7 metres from the southwest boundary of the site and 2.8 metres from the northeast boundary, 142a occupies the width of the side passage on the northeast side.



There is no planning history to the site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

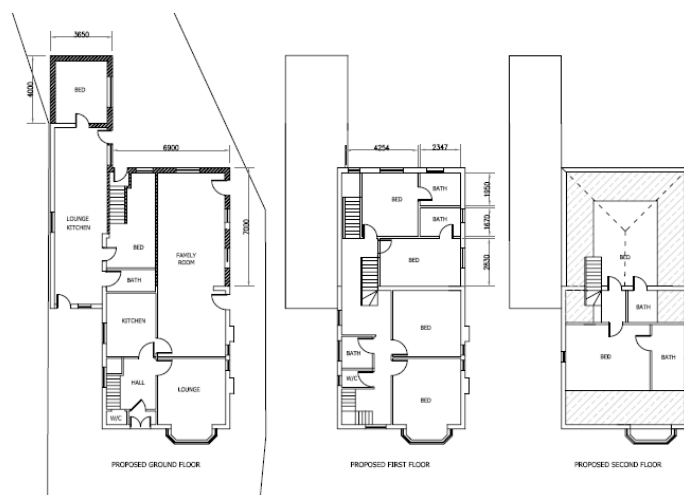
This is a predominantly residential area. There are detached properties to the northeast and southwest, both of which have substantial rear extensions. The rear garden adjoins the rear gardens of properties on Strathmore Avenue. There are further residential facing the site across Manchester Road.

Description of development

Consent is sought to erect a two storey rear extension with a hipped roof. The extension would be of brick construction with a tile roof. It would project 7 metres and be the full width of the property. In addition it is proposed to carry out a hip to gable conversion on both sides of the existing property. The new gables would each contain a single window.



The rear extension would have four windows, two per floor in the south west elevation together with a door. The rear elevation would contain four windows, two per floor and a door. There would also be in total nine new roof lights to the proposed extension and the existing property. The extension would provide an enlarged family room, and an enlarged bedroom and bathroom for 142a. The first floor would contain two new bedrooms with en suites and the enlarged roof void would contain two bedrooms with en suites.



Finally it is proposed to erect a single storey extension on the rear of 142a following the demolition of an existing store. The extension would project an additional 4 metres and be 3.65 metres wide. It would be of brick construction with a tile roof. There would be a single window in the side elevation. The extension would provide a second bedroom to 142a.

Consultations & Notification Responses

Local Residents

No representations received.

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

The proposed development accords with the principle of extending a property to meet the changing needs of the occupiers as set out in policy DC1.

Scale

This is a large extension however it is a detached property set in from both side boundaries. The original rear gable has been replaced with a hip. On balance it is considered that given the size of the site and the changes to the roof the scale of the proposed two storey rear extension is acceptable.

The proposed single storey extension is smaller than the store it is replacing and in this respect the scale is considered acceptable.

In the normal course of events the proposed hip to gable conversion would be permitted development.

Design

The design reflects that of the host property and is generally considered acceptable.

Residential amenity

Both the adjoining properties have single storey rear extensions and it is therefore considered that the proposed two storey extension, which is also set in from both side boundaries is unlikely to have any significant overbearing impact. The single storey extension whilst to the

south of the adjoining property is no larger than the existing store and consequently there would be no difference in the impact.

In terms of privacy the windows in the rear elevation look down the garden and therefore raise no issues. Those in the side elevation of the two storey extension face the roof of the adjacent rear extension, again they are set in from the boundary. As any views over the adjacent garden would be oblique any loss of privacy would not be considered significant. Also one of the two windows serves a bathroom which would be fitted with obscure glazing. An appropriate condition is proposed.

The window in the side of the single storey extension overlooks the garden and raises no privacy issues.

On balance it is considered that there are no significant residential amenity issues.

HMO

As such a large property could become a HMO a condition is proposed reinforcing the Article 4 Direction on houses in multiple occupation.

Parking

The parking to the property is not affected by the proposal

Refuse

The existing refuse storage is not affected by the proposal.

Conclusion.

Whilst this is a large extension it is considered that the site can accommodate it without causing harm.

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:

RAD/2513/21/2/RevA received 11 November 2021.

RAD/2513/21/3/RecA received 11 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 development hereby approved shall be constructed using materials that match those in the existing property in terms of colour, size and texture.

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.

4) Before first occupation the windows in the new gables and the bathroom windows shall be obscure 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

6 Strathmore Avenue, Manchester, M16 0BU

155 Manchester Road, Chorlton, Manchester, M16 0FE

Shassab Residential Care Home, 144 Manchester Road, Chorlton, Manchester, M16 0DZ

159 Manchester Road, Chorlton, Manchester, M16 0FE

157 Manchester Road, Chorlton, Manchester, M16 0FE

142 Manchester Road, Chorlton, Manchester, M16 0DZ

140 Manchester Road, Chorlton, Manchester, M16 0DZ

8 Strathmore Avenue, Manchester, M16 0BU

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