

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130924/FH/2021

Date registered valid: 1 July 2021

Proposal: Erection of part single part two storey rear extension, elevational alterations and installation of rooflights to provide additional living accommodation

Address: 20 Whitechapel Street, Manchester, M20 6UB

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Thomas, 20 Whitechapel Street, Manchester, M20 6UB

Agent (if any): Mr James Darwent, Darwent Architecture Ltd, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

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

Recommendation: Approve

Date of recommendation: 24 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 August 2021

Standard consultations: Printed: 12 July 2021 Expired: 2 August 2021

Neighbour notifications: Printed: 12 July 2021 Expired: 2 August 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 mid-terraced cottage of red brick and grey slate with an existing (historic) single storey rear extension, a small front yard and a long rear garden.

Description of area

Whitechapel Street runs perpendicular to Wilmslow Road. It is predominantly residential in nature and characterised by period terraces and benefits from its proximity to Didsbury Village centre's shops, bars and transport links.

Description of development

The applicant wishes to demolish the existing extension in order to build a part single part two storey rear extension to provide additional living accommodation for a family dwellinghouse, in the form of a larger 2nd bedroom, bathroom and kitchen. Similar works were previously approved (under reference 128291/FH/2020) and this is currently under construction. This application is for the same but with a greater depth at ground floor, by 1m.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Didsbury Civic Society – 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):

- 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 part single part two storey rear extension to provide additional living space 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 extension would be sited at the rear (north-east) of the house, projecting 6.5m at ground floor and 3m at first floor, spanning the width of the property. The single storey element would have a parapet height of 3.1m and over the first floor the eaves would match existing with a ridge 1.1m lower than the main ridge. The roof would be hipped with a pitch to match existing. Although the first floor projection accords with the depth stipulated within policy DC1 (of 3.65m), the ground floor far exceeds this. However, similar works have been carried out at No.14, 16, 22 and No.26 on this terrace and under permitted development (GPDO 2015) rear extensions are allowed up to 6m to the rear, granted they do not cause undue harm to amenity or receive objections, which in this case it did not. Although it also exceeds the PD limit by 0.5m, due to the depth of the neighbouring extensions (No.22's is 5.5m and No.18's is 4.44m) and the 22m long gardens, the siting scale and massing of the proposal is considered acceptable in this situation, pursuant to policies DC1 and DM1.

Appearance and visual amenity – The property is not listed nor located within a conservation area. The extension would be built to match the existing house, with red brickwork, blue roof slates, black painted fascia and RWG, but with powder-coated aluminium windows, doors and parapet capping. The single storey element would feature a flat roof containing a glazed lantern hidden behind a parapet, similar to that of the adjoining property, No.22. Two flush Velux rooflights are proposed for the main rear slope and heritage/crittall style windows and patio doors are proposed for the rear elevation only. The main materials will match existing, with grey fenestrations to contrast. The style is in-keeping with the surrounding extensions and will not be visible from the highway and thus would not feature within the street scene of Whitechapel Street. Hence, the design is considered acceptable and its impact upon visual amenity negligible.

Residential amenity – No side facing windows are proposed, therefore privacy is not deemed an issue in this case. Both adjoining neighbours have their own part single part two storey rear

extensions. The single storey element of the proposal would match the No.22's single storey in height and style and the first floor element would not exceed No.18's first floor in depth. The ground floor would exceed No.18 by 2m and No.22 by 1m, hence it should not cause undue overshadowing or form an overbearing structure as viewed from neighbouring gardens. Due to the existing extensions surrounding the application site and the orientation, it is unlikely that the proposal will have a significant negative impact upon neighbouring occupiers. In addition to this, no comments or objections were received from local residents.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and received no objections. It is not considered that it would significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers, hence the proposal is deemed acceptable and development may commence in accordance with the following conditions.

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

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 drawings numbered 'PL002', 'PL006', 'PL007' and 'PL008' along with the Design and Access Statement, stamped as received by the City Council as Local Planning Authority on the 1st July 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 extension hereby permitted shall match those specified on the submitted drawing numbered 'PL008', including brickwork and roof slates to match the existing building.

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

Didsbury Civic Society

22 Whitechapel Street, Manchester, M20 6UB

18 Whitechapel Street, Manchester, M20 6UB

2 Davenfield Grove, Manchester, M20 6UA

16 Davenfield Road, Manchester, M20 6UP

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