

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130573/FH/2021

Date registered valid: 14 June 2021

Proposal: Erection of a single storey rear extension and second floor extension to the rear outrigger

Address: 3 Sefton Road, Manchester, M21 8UU

Ward(s): Chorlton Park Ward

Applicant: Mr and Mrs Nicholson, 3 Sefton Road, Manchester, M21 8UU

Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

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

Recommendation: Approve

Date of recommendation: 06.08.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 June 2021 Expired: 12 July 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

This application relates to a two storey semi detached villa with an elevated ground floor and accommodation in the roof void. The main body of the house has a dual pitch roof as does the outrigger which adjoins the neighbouring properties outrigger and has a valley between the roofs. There is a very old, though possibly not original dormer on the rear roof slope of the original building. The rear garden is approximately 10.5 metres long and at the side of the property is a passage 1.5 metres wide. There is an existing small terrace and steps on the rear of the outrigger.



Listed building: Not applicable

Conservation area: Not applicable

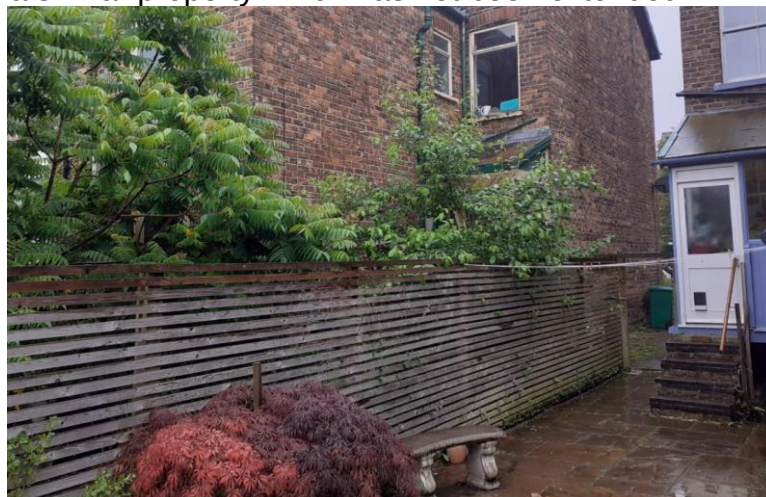
Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The application site is located on the northwest side of a short cul de sac. The adjoining property is to the southwest and appears to have had an infill extension at the side of the outrigger.



Too the other side is a similar property which has not been extended.



To the rear the garden adjoins the rear gardens of a residential property on Chatfield Road.

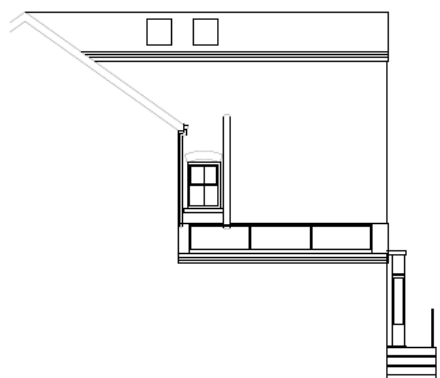


Description of development

Consent is sought to erect a single storey extension infilling the space at the side of the outrigger. The extension would be of brick construction with a mono pitch roof. It would extend the full length of the outrigger and would be level with the side wall of the main body of the building.



Rear Elevation



Side Elevation

The roof to the extension would contain three large glazed panels and there would be a single full height window in the rear elevation.

Consent is also sought to erect a second floor to the outrigger. This replaces the original proposal to erect a dormer which straddled the dual pitch roof.

The additional floor would increase the eaves height by approximately 2.3 metres and the ridge would be level with the ridge on the main body of the building. The extension would be brick with a dual pitched roof. The existing dormer would be removed and replaced with a roof light. There would be a single window in the rear elevation and a pair of roof lights.

Consultations & Notification Responses

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 principle of extending a property to meet the changing needs of the occupiers is enshrined in policy DC1.

Scale

The proposed single storey extension infills the space at the side of the outrigger, due to the elevated ground floor the extension is taller than many single storey extensions, however the additional height is proportionate to the building and the scale of the proposed extension does not therefore appear incongruous.

The original dormer straddles the roof and projected above the ridge line and was considered to appear incongruous.

The proposed second floor extension increases the height of the existing outrigger but in a manner that sits more comfortably alongside the main building. The scale of this second floor extension is considered acceptable.

Design

The single storey extension raises no design issues.

The proposed second floor extension is designed to appear as an extra floor to the outrigger and due to the dual pitch design of the original outriggers roof this is considered to be a better design solution than the originally proposed dormer.

On balance the design of the extensions is considered acceptable.

Residential Amenity

The proposed single storey extension is set away from the shared boundary and would not therefore have an overbearing impact. Similarly the second floor extension is screened from the adjoining property by the neighbouring outrigger. It is therefore considered that neither extension would have an overbearing impact.

Principle windows are located in the rear elevations of both the proposed extensions, it is considered that these would not significantly impact on the privacy of the adjacent properties. The roof lights raise no privacy issues.

Conclusion

On balance it is considered that the proposed development is acceptable and accords with Council policy.

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:

- 04 Basement floor plan received 19 July 2021
- 05 Ground floor plan received 19 July 2021
- 06 Second floor plan received 19 July 2021
- 07 Proposed elevations received 19 July 2021
- 08 Location Plan received 19 July 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 used in the original building in terms of size, colour 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.

Appendix 1 – List of consultees & neighbours notified

6 Chatfield Road, Manchester, M21 8UR
Flat D, 2 Chatfield Road, Manchester, M21 8UR
Flat C, 2 Chatfield Road, Manchester, M21 8UR
Flat B, 2 Chatfield Road, Manchester, M21 8UR
Flat A, 2 Chatfield Road, Manchester, M21 8UR
Flat D, 4 Chatfield Road, Manchester, M21 8UR
Flat C, 4 Chatfield Road, Manchester, M21 8UR
Flat B, 4 Chatfield Road, Manchester, M21 8UR
Flat A, 4 Chatfield Road, Manchester, M21 8UR
7 Sefton Road, Manchester, M21 8UU
5 Sefton Road, Manchester, M21 8UU
1 Sefton Road, Manchester, M21 8UU

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
Area Team Boundary - Name: SOUTH