

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131673/FH/2021

Date registered valid: 16 September 2021

Proposal: Erection of a part single part two storey side extension to form additional living accommodation

Address: 21 Hart Road, Manchester, M14 7LD

Ward(s): Fallowfield Ward

Applicant: M Usman Warraich, 21 Hart Road, Manchester, M14 7LD

Agent (if any): Mr Dean King, NK Architectural Services, Office 03, 1st Floor , 227 Finney Lane, SK8 3PX

Case officer: Tracie Simpson
Tel: 0161 234 4537
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Recommendation: Approve

Date of recommendation: 15th November 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 22 September 2021 Expired: 13 October 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 site relates to a two storey semi detached property in the Fallowfield ward area of Manchester. Gardens lie to the front and rear with access along the side and off road car parking to the front.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The semi-detached property is in a mature residential area and benefits from being in close proximity to Platt Fields Park, a number of local schools and is within a short walking distance to Fallowfield District Centre, which contain a variety of retail services and amenities.

Description of development

Erection of a part single part two storey side extension to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One letter of support has been received in respect of this application, summary of comments as follows:

- No issues with this development

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

Principle

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 warrant 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 have been no previous planning applications relating to this site.

Residential Amenity

Ground Floor

The orientation of the property within the site is situated forward of property no. 23 Hart Road providing a more open view to the frontage of the property. The ground floor element of the proposal would be in line with the front wall of the house extending towards the side boundary by 3.0m and rearwards in line with the rear wall of the property and not beyond. Windows are

positioned on the front and rear; no windows are proposed on the side. There would be a mono pitch roof on the ground floor element of the extension.

First Floor

The first floor element would be set back from the front wall of the house by 1.0m extending along the side of the property and in line with the ground floor extension up to the shared boundary with no. 23 Hart Road. Due to the relationship of the application site to no. 23 Hart Road, there would be no terracing, however the setback in this instance would allow for a subservient addition to the side of the property and minimal interruption to the street scene.

The roof would be set down from the original ridge height presenting subservience to the host dwelling and would be gabled to reflect the existing roof style of the property. Windows would be to the front and rear elevation and therefore it is considered that there would be no further overlooking than already exists from the front or rear of the property.

It is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property. the relationship to the adjacent property, it is considered that the harm caused by the introduction of a two storey side extension would be minimum and therefore would not warrant refusal of the application.

The siting of a two storey addition will mark a change in the appearance and style of this property and its relationship with those either side and on the opposite side of the road, however, would not be out of character with the original or extended properties in the area.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching bricks and tiles as specified in the application form The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear, and is considered acceptable and detailed as what is normally expected of such a structure.

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

Bins

Following raised concerns by the City Council with regards to refuse bins in the street scene, the applicant amended the proposal and provided details of the bin store located at along the shared boundary with the adjoining semi-detached property to the front. This is considered to be an acceptable amendment and therefore would accord with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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:

Revised plans received on 10th November 2021 numbered A100 Rev A Proposed Plans

Revised plans received on 10th November 2021 numbered A101 Rev A Proposed Elevations

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 as specified on the application form/drawings in type, size, colour and texture.

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 refuse storage area to the front of the property hereby approved shall be carried out in accordance with the following drawings and documents and shall remain so in perpetuity.

Revised plans received on 10th November 2021 numbered A100 Rev A Proposed Plans

Revised plans received on 10th November 2021 numbered A101 Rev A Proposed Elevations

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.

Appendix 1 – List of consultees & neighbours notified

23 Hart Road, Manchester, M14 7LD
St Crispins Church, 2 Hart Road, Manchester, M14 7LE
19 Hart Road, Manchester, M14 7LD
Flat 3, 4A Hart Road, Manchester, M14 7LE
Flat 2, 4A Hart Road, Manchester, M14 7LE
Flat 1, 4A Hart Road, Manchester, M14 7LE
4 Hart Road, Manchester, M14 7LE

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