

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131371/FH/2021

Date registered valid: 27 August 2021

Proposal: Erection of a single storey rear extension following demolition of existing rear conservatory

Address: 36 Albert Hill Street, Manchester, M20 6RF

Ward(s): Didsbury East Ward

Applicant: Mr Oliver Ham, 36 Albert Hill Street, Manchester, M20 6RF

Agent (if any): N/a

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

Recommendation: Approve

Date of recommendation: **21 October 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 October 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 1 September 2021 Expired: 22 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a three storey mid-terraced C3 dwellinghouse of light brick with red brick courses and lintels and a dual-pitched tiled roof. The properties were built in the late '90s under ref 050322/FO/SOUTH1/96 and feature small front and rear gardens bounded by low brick walls.

Description of area

Albert Hill Street is predominantly residential in nature, located just outside of Didsbury Village centre and featuring a mixture of Victorian and modern terraced family dwellinghouses, a small car park belonging to the newer dwellings and a pub. To the rear lies Didsbury Village tram stop.

Description of development

The applicant wishes to erect a small single storey rear extension to provide additional living accommodation in the form of an extended ground floor living room.

Consultations & Notification Responses

Local residents, as per appendix 1 – 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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 single storey rear extension to provide additional living space for a family dwellinghouse 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 single storey extension would be sited at the rear, facing east and projecting from the original conservatory. It would project 0.6m, (taking the projecting to 3m overall), with a width of 5.1m, an eaves height of 2.36m and a maximum height of 3.1m. It would be sited along both party walls, with No's 34 and 36. The rearward projection accords with the limit stipulated within policy DC1 (of 3.65m) and is considered to be small in scale. The extension could be built under permitted development were the rights not removed from this estate by the original permission. The extension would be subservient to the host dwelling and the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The extension would be built of brickwork and roof tiles to match the existing dwellinghouse, along with white uPVC windows and doors, which has been conditioned. The mono-pitched tiled roof would contain 3no rooflights above a rear elevation containing 2no windows and a door. The proposal is standard in design and would be in-keeping with the residential extensions in the area. Though sited at the rear and not visible from Albert Hill Street, the proposal would be visible from Old Oak Street, however it is not considered to form a prominent feature within the street scene given its small scale and matching materials, hence the character of the area should not be significantly harmed by these works. The property is not listed, nor is it sited within or adjacent to a conservation area. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – The proposal shouldn't impact upon neighbouring occupiers' outlook or light due to its minor scale and siting. There is no glazing proposed for the side elevations therefore the surrounding occupiers' privacy should also remain unaffected. The gardens for these properties are fairly small, at approx. 3x5.1m for the front (15.3m²) and 3.8x5.1m for the rear (19.38m²) giving a total of 34.68m². The extension would occupy 3.11m², leaving 16.27m² of rear garden free as outdoor amenity space, which is adequate. In addition to this, Didsbury Park is a 3 minute walk from the site. No objections were received from the local residents

notified of the development, nor any other party, hence the proposal is deemed acceptable in terms of impacts upon residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 issues have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 drawing '02 Rev C', stamped as received by the City Council as Local Planning Authority on the 16th August 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 used in the construction of the existing building in colour, style and texture, as specified on the submitted application form and 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 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

32 Albert Hill Street, Manchester, M20 6RF
38 Albert Hill Street, Manchester, M20 6RF
34 Albert Hill Street, Manchester, M20 6RF
37 Old Oak Street, Manchester, M20 6RH
30 Albert Hill Street, Manchester, M20 6RF
36 Old Oak Street, Manchester, M20 6RH

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