

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131778/FH/2021

Date registered valid: 30 September 2021

Proposal: Erection of a single storey rear and side infill extension to provide additional living accommodation

Address: 49 Claridge Road, Manchester, M21 9WQ

Ward(s): Chorlton Ward

Applicant: Katie Niemz, 49 Claridge Road, Manchester, M21 9WQ

Agent (if any): Mr Paul Lillie, Insight (NW) Ltd, 1 St Leonards Drive, Timperley, Altrincham, WA15 7RS

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

Recommendation: Approve

Date of recommendation: 26 November 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 November 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 October 2021 Expired: 29 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey mid-terrace C3 dwellinghouse of red brick with a slate roof and two storey rear outrigger. The plot includes modest walled gardens to the front and rear.

Description of area

Claridge Road is residential in nature, characterised by older red brick terraces and younger pairs of semis and benefits from its proximity to Chorlton District Centre.

Description of development

The applicant wishes to build a single storey side/rear infill extension to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections 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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 side/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 extension would project from the rear elevation of the house as well as the side elevation of the original two storey outrigger, facing south-west. The rearward depth would be 4.6m to come flush with the outrigger, with a width of 1.45m, creating an additional area of 6.67m², with a height to eaves of 2.85m and a maximum height of 3.75m. The extension would infill a space in the existing footprint and although the rearward depth exceeds that which is stipulated in policy DC1 (3.65m), its dimensions accord with permitted development (under the Larger Homes Extension scheme if no objections were received, which is the case for this application) and does not project beyond the outrigger nor the neighbour's own rear extension at No.51, therefore the scale and siting of the extension is considered acceptable.

Appearance and visual amenity – The extension would be constructed of red brickwork, roof slates and white uPVC doors, which has been conditioned to match existing. The rear elevation would feature a set of glazed bi-fold doors opening onto the garden and the mono-pitched roof would feature 3no Velux rooflights. The design of the proposal is standard for this type of infill extension and considered in-keeping with character of development in this area of Chorlton. The development would not be readily visible from the highway and therefore would not feature within the Claridge Road street scene and the property is not located within a conservation area, hence the visual amenity of the house and area are not considered to be harmed by these works, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The extension, by way of its siting, orientation and scale, is not considered to affect the levels of residential amenity currently enjoyed by the surrounding occupiers, particularly given the adjoining neighbour, No.51, has a single storey infill extension of the same scale and similar design already in situ along the shared boundary (123753/FH/2019). Thus this neighbour would not be impacted by the works and the proposal is considered acceptable in terms of impacts on residential amenity.

Conclusion – The proposal broadly complies with policies DM1, DC1 and SP1 and the NPPF, did not receive any objections and is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house

or 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 significant problems 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 drawings numbered '007', '010', '011' and '012', stamped as received by the City Council as Local Planning Authority on the 30th September 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 permitted shall match those specified on the submitted application form and drawings, including brickwork and slate 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

47 Claridge Road, Manchester, M21 9WQ
51 Claridge Road, Manchester, M21 9WQ
21 Hartley Road, Manchester, M21 9NG

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