

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131668/FH/2021

Date registered valid: 16 September 2021

Proposal: Erection of single storey side and rear extension to form additional living accommodation

Address: 104 Longford Road, Manchester, M21 9NP

Ward(s): Chorlton Ward

Applicant: Mr Baljinder Brennan, 104 Longford Road, Manchester, M21 9NP

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South, 110 Great Stone Road, Manchester, M16 0HD

Case officer: Constance Phillips
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Recommendation: Approve

Date of recommendation: **11 November 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 November 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 September 2021 Expired: 14 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 semi-detached C3 dwellinghouse of redbrick with a gable roof. The property features bay windows to the front and an original part single part two storey outrigger to the rear and an existing L-shaped dormer (under ref 124387/FH/2019). The plot includes a front garden/driveway and rear garden.

Description of area

Longford Road is residential in nature, consisting mainly of red brick terraced and semi-detached family dwellinghouses, located between Chorlton District Centre and Longford Park.

Description of development

The applicant wishes to build a single storey side and rear extension to provide additional living accommodation.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however select policies are still considered of relevance: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), in particular:

- 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 and 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 infill the space adjacent to the original outrigger. It would project 2.2m to the rear, with an overall depth of 6.84m, and 1.1m to the side, leaving a gap of 0.12m to the boundary shared with No.106. It would set back from the principle elevation by 7.6m, and would have a width at the rear of 3m, coming flush with the outrigger. It would have an eaves height of 2.6m at the rear and 3.1m at the side, with a ridge height of 3.95m. The rear element accords with the limit stipulated within saved policy DC1 (of 3.65m). The side element is less than a quarter of the width of the original dwellinghouse and is significantly set back from the principal elevation. The extension is deemed subservient to the host dwelling and appropriately sited and scaled, in accordance with policies DC1 and DM1.

Design, appearance and visual amenity – The extension is to be constructed of red brickwork and roof tiles to match the existing house, which has been conditioned, along with grey uPVC windows and doors. The front elevation would contain a glazed door (hidden behind the side gate) and the side elevation would be blank. The rear elevation would feature a wide set of bi-folding doors opening onto the garden, with 5no rooflights above. The roof would be flat at the side, containing a large lantern, and mono-pitched at the rear, with a parapet wall between the two. Due to the single storey nature, small scale and appropriate materials, it is not considered that it would significantly harm the visual amenity of the house nor area. The site is not located within a conservation area, the design is standard in appearance, to be expected of a single storey extension and is considered in-keeping with the property and street, pursuant to policies DM1, DC1 and SP1.

Residential amenity – The adjoining property, No.102, should not experience an undue loss of light following the construction of this extension as it will be flush with their own rear. The neighbour to the other side, No.106, should not experience a loss of light either, as the orientation of these rear elevations and gardens is north, meaning they are in shadow for most of the day as existing. The height along the shared boundary does not exceed 4m, therefore the proposal is not deemed to be overbearing as viewed from the neighbouring plot. There are no windows proposed for the side elevation, hence it is not considered to impact upon neighbouring occupiers' privacy. In addition, no objections were received from local residents in

relation to this application and it is considered acceptable in terms of its impacts upon residential amenity.

Refuse – Although access to the rear garden will be lost, the bins are currently stored behind the side gate (located adjacent to the principal elevation) at the side of the house and following these works can remain stored there, which is out of sight from the street and therefore in accordance with policy DM1.

Conclusion – The proposal complies with policies DM1 and SP1 of the Core Strategy, saved policy DC1 of the UDP and the NPPF. The application did not receive any objections and the works are not thought to significantly harm the existing levels of residential amenity currently enjoyed by neighbouring occupiers nor the visual amenity of the dwellinghouse and street scene. The proposed works are therefore 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 within 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 '02', '11' and '12', stamped as received by the City Council as Local Planning Authority with the planning application on the 16th 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 hereby permitted shall match those specified on the submitted application form, including brickwork 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

106 Longford Road, Manchester, M21 9NP
95 Longford Road, Manchester, M21 9WW
93 Longford Road, Manchester, M21 9WW
St Johns RC Primary School, Chepstow Road, Manchester, M21 9SN
97 Longford Road, Manchester, M21 9WW
102 Longford Road, Manchester, M21 9NP

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