

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131403/FH/2021

Date registered valid: 18 August 2021

Proposal: Erection of a single storey rear extension following demolition of the existing conservatory to form additional living accommodation

Address: 79 Heaton Road, Manchester, M20 4GW

Ward(s): Withington Ward

Applicant: Jonathan Graves, 79 Heaton Road, Manchester, M20 4GW

Agent (if any): Mr Elliot Giovacchini, Spazio Ltd, 1A Churchwood Road, West Didsbury, M20 2QF

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

Recommendation: Approve

Date of recommendation: 18 October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 October 2021

Standard consultations: Printed: 31 August 2021 Expired: 21 September 2021

Neighbour notifications: Printed: 31 August 2021 Expired: 21 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:

Tree Preservation Order:

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and white render with a hipped tiled roof, bay windows and porch to the front and original outrigger and existing conservatory to the rear. The plot includes a front garden, driveway and long rear garden containing several outbuildings.

Description of area

Heaton Road, located within the Withington ward, is residential in nature and characterised by similar two storey family dwellinghouses. The area benefits from its proximity to the district centre and the Oxford Road corridor.

Description of development

The applicant wishes to replace the existing single storey conservatory with a brick-built single storey rear extension. Permission was granted for this in 2015 (110268/FH/2015/S1) but the approval expired before it was implemented.

Consultations & Notification Responses

Local residents, as per appendix – No comments received.

HS2 - *I can confirm that this application is in close proximity to sub surface safeguarding. However, it is clear that the proposal is minor in nature will not have an impact upon the sub*

surface safeguarding in that location. In light of the above, HS2 Ltd have no objection to proposal.

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 replacing the existing conservatory. It would project 3.77m, with a width of 3.3m, an eaves height of 2.4m and a maximum height of 3.44m. It would be sited 0.1m from the party wall shared with No.81. It would have a depth to match the existing structure and therefore would come flush with the original rear outrigger to which it would adjoin. The rearward projection exceeds the limit stipulated within policy DC1 (of 3.65m) but only by 12cm which is not deemed significant, and the height accords with the GPDO (2015). The extension would replace an existing conservatory of the same scale, hence the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The extension would be built of brickwork, roof tiles and white uPVC to match the existing dwellinghouse, which has been conditioned. The mono-pitched tiled roof would contain 1no rooflight above a rear elevation containing a wide set of bi-fold doors opening onto the garden, whilst the side elevation would be blank. The proposal is standard in design and would be in-keeping with the residential extensions in the area. Sited at the rear, it would not be visible from a public highway and therefore would not feature within the street scene, hence the character of the area should not be harmed by these works. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – The proposal shouldn't impact upon neighbouring occupiers' view, light or privacy, due to its minor scale and siting and the fact it is a replacement structure of the same scale as existing. There is no glazing proposed for the side elevation facing the boundary shared with No.81, therefore the surrounding occupiers' privacy should not be impacted. In

addition to this, no objections were received from the local residents notified of the development, nor any other party.

Conclusion – The proposal broadly 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. The design has already been given permission in 2015 (which expired) and it still complies with policy, 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 210P, 211P, 220P, 221P, 223P, 224P and 230P, stamped as received by the City Council as Local Planning Authority on the 18th 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

High Speed Two (HS2) Limited

78 Heaton Road, Manchester, M20 4GW
76 Heaton Road, Manchester, M20 4GW
81 Heaton Road, Manchester, M20 4GW
77 Heaton Road, Manchester, M20 4GW
75 Heaton Road, Manchester, M20 4GW
2 Pridmouth Road, Manchester, M20 4GN
4 Pridmouth Road, Manchester, M20 4GN
6 Pridmouth Road, Manchester, M20 4GN
10 Cottonfield Road, Manchester, M20 4QW
12 Cottonfield Road, Manchester, M20 4QW

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: SOUTH