

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131645/FH/2021
Date registered valid: 13 September 2021
Proposal: Erection of two storey side and single storey front extension to provide additional living accommodation
Address: 49 Ullswater Road, Manchester, M22 1TU
Ward(s): Woodhouse Park Ward

Applicant: Jen Eggington, 49 Ullswater Road, Manchester, M22 1TU
Agent (if any): Steve Shiels, Sheils Design Ltd, 19 Lane Drive, Grotton, OL4 5QZ
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 November 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 1 November 2021
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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a modern (approx.1999), 2-storey quasi semi-detached dwelling situated on the western side of Ullswater Road in the Woodhouse Park ward.

The property is of red brick and slate construction with a gable roof profile and single storey projecting porch and WC at the front. At the rear is a conservatory, parking court and bin storage.

The property is sited on the former Poundswick High School and park site, a section of which runs alongside the western boundary as public open green space.

Description of area

The site lies in a residential area of a similar housing typology in the south of Wythenshawe. It is 944-metres north of Manchester Airport and 509-metres west of Wythenshawe Town Centre.

Description of development

Erection of two storey side and single storey front extension to provide additional living accommodation.

The proposal, which is for a disabled person, creates a multi-purpose safe play space at ground floor with a carer's bedroom and extended bedroom 2 at first floor.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2, DC1.3, DC1.4 and DC1.5 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application proposes development for a disabled person for which saved UDP policy DC1.5 makes specific allowances. It is acceptable in principle subject to satisfactory compliance with policies that protect residential and visual amenity and make adequate arrangements for car parking and bin storage.

Issues

Residential amenity

There are no residential amenity issues arising from the proposal. Development is confined to



the western elevation shared with the boundary of the open green space and does not project beyond the rear elevation.

Windows are proposed at the front and rear of each storey bringing light and ventilation into the ground floor play space and both new and extended bedrooms sited over. These will not give rise to any more intrusive overlooking than from the original windows and with good separation distances to the nearest dwellings at the front and rear.

Visual amenity

The extension will have acceptable impacts on visual amenity.

It is sited on the 2.25-metre gap at the side of the property which takes advantage of the internal constraints and opportunities arising from the layout. It aligns at the front with the projecting

porch and WC with a canopy roof over. This brings the corner of the dwelling forwards by 1.8-metres to create the extended safe play space which runs the length of the ground floor extension. As there is no defined building line, there are no concerns that the extension will appear incongruous in the street scene.

The siting and design create a slightly wider property which will unbalance the symmetry of the quasi-semi's. However, given its location that is perpendicular to Ullswater Road and adjacent to the open green space, views of the extended dwelling will be relatively limited from the street.



Due to the need to provide an adequate single bedroom space for a carer there is no set back at first floor. This is acceptable given the location of the property adjacent to the open green space which avoids any terracing effect.



Saved UDP policy DC1.5 also makes allowances for people who need to extend their homes due to disability, which permits some flexibility. As such, there are no concerns about the siting or design. A sense of subservience is nonetheless achieved by setting down the roof ridge and using a hipped roof profile. Development coming forwards at ground floor, together with the relatively modest width of the extension also help to achieve a sense of subservience.

Finally, the design incorporates eaves and window headers and cills which line through and materials to match, all of which will help the extension to assimilate with the original dwelling.

Parking / Bin storage

Parking and bin storage are unaffected by the proposal with both managed from the rear of the property.

On the basis of the above, the proposal accords with saved UDP policies DC1 and Core Strategy policies SP1, DM1 and EN19.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below and for the reasons outlined in the delegated report. The application received no comments on public notification and has been determined in a timely manner.

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 received on the 13th of September or as stated:

Application Form

Location Plan A.01.1

Existing Site Plan A.01.2

Existing Ground Floor A.01.3

Existing First Floor A.01.4

Existing Roof A.01.5
Existing Elevations A.01.6
Proposed Site Plan A.02.1
Proposed Ground Floor A.02.2
Proposed First Floor A.02.3
Proposed Roof A.02.4
Proposed Elevations A.02.5

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

45 Ullswater Road, Manchester, M22 1TU
41 Ullswater Road, Manchester, M22 1TU
35 Hobbs Drive, Manchester, M22 1WS
47 Ullswater Road, Manchester, M22 1TU
43 Ullswater Road, Manchester, M22 1TU
26 Greyfriars Road, Manchester, M22 1UX
24 Greyfriars Road, Manchester, M22 1UX

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 15M
Area Team Boundary - Name: SOUTH