

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131542/FH/2021
Date registered valid: 31 August 2021
Proposal: Erection of front porch and canopy to side elevation
Address: 42 Beaumont Road, Manchester, M21 8BR
Ward(s): Chorlton Ward
Applicant: Melany Vonrospach, Editional Studio Ltd, 42 Beaumont Road, Manchester, M21 8BR
Agent (if any): Ms Jo Sharples, Editional Studio, 50 Stockton Road, Manchester, M21 9ED
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 20 October 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30.09.2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 September 2021 Expired: 29 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application site is an inter-war red brick and render semi-detached dwelling situated on the corner of Beaumont Road and Belwood Road in the Chorlton ward. The extended property has bay windows to both storeys at the front, an original front door and gardens at the front, rear and side. Parking is on-street parking along Beaumont Road.

The property has been the subject of the following approvals:

094163/FH/2010/S1 - Erection of part single, part two storey side/rear extension to form additional living accommodation together with detached single storey outbuilding, following demolition of existing extension.

120788/FH/2018 - Erection of a part single, part two storey rear extension, hip to gable roof conversion and elevational alterations to provide additional living accommodation

127907/FH/2020 - Erection of pergola to side and rear of house.

At the time of a site visit for this application, the permissions for the part-single, part 2-storey rear extension, hip to gable roof alteration and pergola to the side of the dwelling had been implemented.

The first-floor rear extension is visible from the street and is clad in the same vertical red cedar elevations and reclaimed slate roof tiles as proposed in the present application.

Description of area

The surrounding area is residential comprising rows of similar semi-detached dwellings many of which have rear dormers and front porches added. Materials are mainly red brick and render with slate or red clay tile roofs.

Description of development

Erection of front porch and canopy to side elevation.

The porch provides two seating and storage areas whilst the canopy to the side creates a covered bike storage area.

The porch measures 1.9 metres deep x 3.7 metres wide and is 3-metres to a dual pitched roof.

The pergola is a timber frame that stands 3.2-metres high with a sloping, reclaimed slate-covered mono-pitch roof.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Policy

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this Policy document.

Issues

Principle

The principle of the proposal is considered acceptable. Part 1, Class D of The General Permitted Development Order 2015 (as amended) permits front porches with an external area up to 3m². The porch in this application amounts to 7m² and materials which contrast with the main dwelling. The key issue is therefore the impact on visual amenity.

Siting

The porch and canopy are sited at the front and side of the property respectively. The porch extends 1.36-metres beyond the side elevation to tie in with the mono-pitch canopy. Together, these developments extend beyond the building line shared by the site and No.39 opposite. The dominant building line in the area however extends further south formed by the majority of streets; Neale Rd, Higson Ave, Provis Rd to the rear of the site and Reeves Rd. There is also evidence of a side extension beyond the building line at No.38 Reeves Road 44-metres to the east, approved in 1999 (Ref: 056710/FH/SOUTH2/99).

On this basis, the siting of the proposal is considered to be in character with the wider area, in accordance with saved UDP policy DC1.

Design / Appearance / Materials

The proposed front porch adopts a contemporary design that responds to the first-floor extension approved in 2018 and which is most visible in the street scene when viewed from Belwood Road.



It has a slim profile which retains a gap to the front boundary and incorporates a picture window at the front which gives a view of the original front door.

The majority of the porch incorporates solid red cedar cladding with a recessed planter on the front elevation and rainwater collection tank below the canopy at the side.

View of the side/rear of the site from Belwood Road

The canopy is of a simple open timber frame design with reclaimed slate mono-pitch roof that would have a limited view over the Belwood Road brick boundary wall.

The timber materials of the porch and canopy frame and contemporary porch design contrast with the original red brick/render and bay window/facia design which enables the original property and extensions to be clearly distinguished.

On this basis, the design, appearance and materials are acceptable for this proposal and accord with the principles for residential extensions set out in saved UDP policy DC1 and Core Strategy policy DM1.

Parking

Parking is unaffected by the proposed extension as there is no in-curtilage parking at the application property.

Bin storage

Bin storage is unaffected by the proposal which can continue to be taken from the side or rear gardens.

Other matters

An Informative is appended to alert the applicant / agent to the need to ensure adequate mitigation to prevent fire risk from the use of external timber materials.

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 appropriate conditions and for the reasons outlined in the delegated report. The proposed extensions raised no objections 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 31st of August 2021 or as stated:

Application form

Location Plan - Ref: 44_L01_01_A

Site Plan - Ref: 044_L01_02_A

Existing Ground Floor Plan - Ref: 044_L02_01_A

Existing Front Elevation - Ref: 044_L05_01_A

Existing Side Elevation - Ref: 044_L05_02_A

Proposed Ground Floor Plan - Ref: 044_L12_01_A

Proposed Front Elevation - Ref: 044_L15_01_A

Proposed Side Elevation - Ref: 044_L15_02_A

Proposed Isometric Drawing - Ref: 044_L00_01_A

Proposed Perspective - Ref: 044_L00_02_A

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 the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the drawings and documents specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

The applicant should ensure that any external elevation treatments, including for the side/rear extensions approved for planning purposes, are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

11 Belwood Road, Manchester, M21 8BS
40 Beaumont Road, Manchester, M21 8BR
69 Provis Road, Manchester, M21 9EN
13 Belwood Road, Manchester, M21 8BS
10 Belwood Road, Manchester, M21 8BS
39 Beaumont Road, Manchester, M21 8BG
71 Provis Road, Manchester, M21 9EN
9 Belwood Road, Manchester, M21 8BS
12 Belwood Road, Manchester, M21 8BS
37 Beaumont Road, Manchester, M21 8BG

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