

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131685/FH/2021
Date registered valid: 17 September 2021
Proposal: Erection of single storey side and front extension to provide additional living accommodation
Address: 49 Buckingham Road, Manchester, M21 0SB
Ward(s): Chorlton Ward

Applicant: Leticia Perez, 49 Buckingham Road, Manchester, M21 0SB
Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ
Case officer: Linda Marciniak
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Recommendation: Approve
Date of recommendation: 9 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: 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

The application site is a red brick inter-war semi-detached dwelling situated on the western side of Buckingham Road in the Chorlton ward. The property has an existing single-storey wrap-around extension that is set back 3.7-metres off the front elevation which provides a WC with utility room behind.

There are gardens at the front and rear and a driveway forward of the front elevation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area close to the Chorlton District Centre. The Metrolink line between the city centre and East Didsbury runs along the rear garden boundary with the Chorlton stop located a few metres south-west of the site beyond which is a Morrisons supermarket and Albany Road Trading Estate.

Description of development

Erection of single storey side and front extension to provide additional living accommodation. The proposal adds a ground floor bedroom and extended hallway alongside and converts the existing WC to an en-suite.

The application was amended to add a connecting door from the hallway into the bedroom and to add a bin store.

Consultations & Notification Responses

A total of 4no. addresses on Buckingham Road and Salisbury Road were notified of the proposal. One neighbour responded to state that:

The proposed ground floor plan does not appear to show a doorway to the new bedroom. I assume it is an error. It raises a question as to the competence of either the Architect or the process of accepting the proposal.

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
- o Policy EN19 – Waste
- o The National Planning Policy Framework (NPPF) (2021)

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 and DC1.3 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 a scale of development that 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.

Residential Amenity

The proposal will have acceptable impacts on residential amenity. It is single storey only and will sit on the boundary with No.51 Buckingham Road, coming forward of the front elevation by 2.35 metres. No windows are proposed on the side elevation. The extension will therefore be sited closest to the front door and parking space at this property and is therefore considered to have little significant impact on residential amenity.

Visual Amenity

The extension creates what would appear as an extended porch on the front elevation, spanning 4.4 metres in width to tie-in with the existing wrap-around and filling in the gap to create a downstairs bedroom and extended hallway. It is therefore sited to take advantage of the space at the side and comes forward to achieve a viable width for the bedroom.

Visually it is no higher than the existing extension being 2.3-metres to eaves and 3.3-metres to the mono-pitch roof, with materials to match the existing.

The front elevation includes a bedroom window and front door, with a further window for the hallway sited on the inside of the extension looking towards the bay window. A canopy roof extends over the front, terminating in a hipped roof to match the profile of the existing.



Although development comes forwards of the front elevation, it is not dissimilar from the pattern of front porches on this house type in the street scene, and similar to the front side extension at No.63 Buckingham Road (see photo). As such, the proposal is considered to accord with saved UDP policy DC1 and Core Strategy policies SP1 and DM1.

Car Parking

A 6.8-metre long driveway would remain forwards of the extension following any approval. As the majority of the front garden area is block paved, a second car could be parked alongside, with no

loss of amenity. Buckingham Road in this location nevertheless has no road markings so parking is unrestricted on street.

Bin Storage

Bin storage can be accommodated in the front garden area following any approval of the proposal.

On the basis of the above, the proposal is considered to accord with saved UDP policy 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. A total of 5no. neighbours on Buckingham Road and Salisbury Road were notified of the proposal by letter. No comments of any material weight were received and the application 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 17th of September or as stated:

The Application Form

Location Plan 04

Existing and Proposed Plans and Elevations Refs: 01, 02 and 03 received by email on the 7th October 2021.

Site Plan 05 with bin store received by email on the 28th October 2021

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

27 Salisbury Road, Manchester, M21 0SJ
51 Buckingham Road, Manchester, M21 0SB
32 Salisbury Road, Manchester, M21 0SL
47 Buckingham Road, Manchester, M21 0SB

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