

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131714/FH/2021

Date registered valid: 4 October 2021

Proposal: Erection of a ground and first floor side and rear extension following demolition of existing single storey conservatory together with single storey front and side extension to form additional living accommodation

Address: 9 St Werburghs Road, Manchester, M21 0TW

Ward(s): Chorlton Park Ward

Applicant: Clare Wood, 9 St Werburghs Road, Chorlton Cum Hardy, Manchester, M21 0TW

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

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 November 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 1 November 2021
Standard consultations: Printed: 11 October 2021 Expired: 1 November 2021
Neighbour notifications: Printed: 11 October 2021 Expired: 1 November 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 extended red brick and render inter-war semi-detached dwelling situated on the eastern side of St. Werburgh's Road in the Chorlton Park ward. The property has a single storey side and rear extension with conservatory alongside, and front and rear gardens with off-road parking. Access along the north side is maintained for bin storage.

The property has a hipped clay tile roof and box bay windows to both front storeys.

Description of area

The site is within a residential area of similar housing typology 765-metres north east of Chorlton District Centre.

Description of development

Erection of a ground and first floor side and rear extension following demolition of existing single storey conservatory together with single storey front and side extension to form additional living accommodation.

The proposal seeks an enlarged kitchen/dining room, hallway and WC at ground floor and 4th bedroom with an en-suite and extended bathroom at first floor.

Consultations & Notification Responses

Neighbours

A total of 8no. neighbours in St. Werburgh's Road and Lisburn Avenue were notified of the application. No comments were received.

Flood Risk Management

The information uploaded to the Planning Portal 21 September 2021 to 04 October 2021 has been considered. The proposed development is within Flood Zone 2, low risk of surface water flooding, and an EA Flood Risk Warning Area.

An export of the Flood Map for Planning has been provided, however please note this incorrectly states the proposed development is in Flood Zone 1 - the location pin should be moved to the exact site of proposed development, which is in Flood Zone 2. A Groundsure FRA has been submitted in support of the application. This incorrectly assesses the risk of fluvial flooding as low - the proposed development is in Flood Zone 2, which is medium risk as defined by the Environment Agency. The FRA evaluates other sources of flooding, recommends signing up to the EA's flood warning systems, and recommends considering embedded resilience / resistance in property design.

The submitted floor plans indicate the proposed FFLs will match those of the existing property, which is acceptable under government guidance.

Considering the above, we APPROVE with no Condition Required. The following Informative is highly recommended for the Decision Notice:

Informative

The proposed development is within Flood Zone 2. The applicant is recommended to consider flood safety measures such as signing up for EA flood warnings. The applicant is recommended to consider embedding flood resilience and resistance measures into the design. Further information can be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Policy

Policies DC1 of the Unitary Development Plan

Policies SP1, DM1, EN14 and EN19 of the Manchester Core Strategy

Principle

The application is for extensions to a residential property which has previously been extended at ground floor.

Saved UDP policy DC1 permits residential extensions to meet changing household needs subject to satisfactory compliance with those policy areas covering residential and visual amenity, parking and bin storage.

Issues

Residential amenity

The proposal will have an acceptable impact on residential amenity.

The 2-storey elements of the extension sit on the footprint of the existing ground floor

wraparound extension which run parallel to the boundary with No.7 - the adjacent property to the north. This property has also been extended at the side and rear over 2-storeys leaving a small (approx.0.5 metre) gap to the common boundary. The proposal will effectively mirror the extension at No.7 extending back 3.7 metres off the original rear elevation to create the 4th bedroom and en-suite, with the extended first floor side elevation accommodating an extended bathroom.



Two obscurely glazed side windows are proposed at first floor which will face similarly glazed windows at No.7 ensuring there is no loss of privacy due to overlooking. The 4th

bedroom will have a rear first floor window looking into the rear garden. This again mirrors the extended rear at No.7 and presents no amenity concerns.

In terms of the impacts on No.11, the adjoining property to the south, the extended first floor will be off-set from the party line by 2.1 metres, which is adequate to avoid being overbearing.

The single storey element effectively replaces the existing conservatory which is on the



boundary with No.11. This property has a glazed canopy roof coming off the rear elevation which the extension will sit alongside.

The single storey extension has a depth of 4.5 metres and keeps the current irregular footprint with this element extending 845mm beyond the rear of the 2-storey element.

The roof profile is flat and to a height of 3.1 metres which is comparable to the height of the conservatory. Being single storey only and sitting alongside the

glazed canopy, there are no concerns that this element of the proposal will result in the loss of current levels of amenity enjoyed by the adjoining occupiers. On this basis, the proposal accords with saved UDP policy DC1 and Core Strategy policies DM1 and SP1.

Visual amenity

The extensions at the front and side will alter the appearance of the property to an acceptable extent. The 2-storey element is sited 3.9 metres off the front elevation with a front-facing gable roof which follows the line of the original hip when seen from the street. The siting and design, together with the extended roof which is set down 795mm off the original, create an adequately subservient extension which also avoids any terracing alongside the extended side of No.7.

The ground floor side extension infills the space forward of the 2-storey element and wraps around the front to be flush with the ground floor bay window, similar to the extension at No.7.



This element is very narrow being only 530mm wide and will be given a flat roof treatment that is finished with a double soldier course to emphasise the top of the parapet. Materials are brick to match the existing.

When seen from the street, the proposal will respond well to the horizontal proportions of the front elevation with the flat roof following the lines of the box bay windows and the simple design allowing the original decorative brickwork elements to remain prominent as intended.

Finally, the extensions are typical of those seen on domestic dwellings in the local area and maintain a sense of the gaps between pairs of semi's without any significant loss of character.

On this basis, the proposal accords with saved UDP policy DC1 and with the general principles within Core Strategy policies DM1 and SP1.

Parking

Following any approval, a parking space that is 5.6 metres long x the width of the front garden area would remain. This falls marginally short of the recommended 6 metre length. However, sufficient space is retained in the front garden area where a vehicle could be parked off road. Alternatively, parking on street is unrestricted outside the site.

Bin storage

Bin storage can continue to be taken from the side of the dwelling as at present given a gap of 777mm would remain.

Flood Risk

The application has been assessed for flood risk by the Council's Flood Risk Management team who are satisfied that the finished floor levels will be no lower than the existing which meets the criteria for flood risk mitigation in domestic dwellings.

An Informative is recommended that the occupier signs up to receive flood alerts from the Environment Agency and that flood resilience measures are built into the extension. This is appended at the end of this report in the interest of residential amenity and the prevention of flooding into the property.

On the basis of the above, the proposal accords with saved UDP policy DC1 and to the general principles within Core Strategy policies DM1, SP1, EN14 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 appropriate conditions and for the reasons outlined in the delegated report. The proposed extensions raised no concerns on public notification 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 21st of September 2021 or as stated:

Application Form

Drawing - Location and Plan Ref: 16

Drawing - Existing Floorplans Refs: 01

Drawing - Existing Elevations Ref: 02

Drawing - Proposed Floorplans Ref: 10

Drawing - Proposed Elevations Ref: 11

Flood Survey received on the 4th of October 2021

Flood Map received on the 4th of 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 the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Application Form.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy DM1 of the adopted Core Strategy for the City of Manchester.

4) Before first occupation of the extensions hereby approved, the ground floor front elevation WC and first floor side elevation WC and bathroom windows shown on drawing references: 10 and 11, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and saved UDP policy DC1.

Informatives

The proposed development is within Flood Zone 2. The applicant is recommended to consider flood safety measures such as signing up for EA flood warnings. The applicant is recommended to consider embedding flood resilience and resistance measures into the design. Further information can be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

11 St Werburgh's Road, Manchester, M21 0TW
14 St Werburgh's Road, Manchester, M21 0TN
16 St Werburgh's Road, Manchester, M21 0TN
12 St Werburgh's Road, Manchester, M21 0TN
1 Lisburn Avenue, Manchester, M21 0TQ
7 St Werburgh's Road, Manchester, M21 0TW
5 Lisburn Avenue, Manchester, M21 0TQ
3 Lisburn Avenue, Manchester, M21 0TQ

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH