

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131151/FH/2021
Date registered valid: 22 July 2021
Proposal: Erection of single storey rear extension and elevational alterations
Address: 513 Barlow Moor Road, Manchester, M21 8AQ
Ward(s): Chorlton Park Ward

Applicant: Mr Chris Edmunds 513 Barlow Moor Road, Manchester, M21 8AQ
Agent (if any): Mr Lekia Lebari-Orleans Octo Architects 29 Pool Avenue, Prescott, L34 2AB
Case officer: Linda Marciniak
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Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8 September 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 26.07.2021
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 6 August 2021 Expired: 27 August 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 distinctive 3-storey red brick semi-detached Victorian dwelling house situated on the western side of Barlow Moor Road in the Chorlton ward. The property has gardens at the front and rear and a garage on the boundary with No. 511 to the north.

There is a timber-clad infill extension of the front elevation which sits on a blue brick and painted plinth.



Description of area

The site is on the southern fringe of the Chorlton District Centre adjacent to a short parade of buildings that have mixed uses; residential at first floor Nos.511 and 515 either side and commercial to with some ground floor residential to the north.

Number 515 and the remainder of the mixed parade to north recently received the approval of the Planning and Highways Committee for the 'Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three

storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces (Ref: 127241/FO/2020).

Description of development

Erection of single storey rear extension and elevational alterations.

The application is a re-submission of withdrawn application 128350/FH/2020 (Erection of a single storey extension to existing garage including roof terrace and fixed awning), which the Council advised would not be supported on the grounds that a raised terrace over the garage would give rise to unacceptable impacts on neighbouring occupiers due to noise and disturbance as well as the potential for overlooking.

The present application has removed the garage roof terrace.

Consultations & Notification Responses

A total of 11no. neighbours were notified of the application by letter. No comments have been received.

Issues

The application is assessed for impacts on residential and visual amenity under the following policies within the Development Plan:

Saved UDP policy DC1

Core Strategy policies SP1 and DM1

Rear extension



The application proposes an extension to the rear section of garage to create a store for 2no. motorbikes. This has a length of 4.1 metres and wall height on the boundary of 2.7 metres as existing. A dual-pitched canopy roof to a height of 3.6 metres extends off the rear of the garage. This will be clad in vertical burnt timber slimline cladding to the fascia with oak timber slimline

cladding surrounding a 1.8-metre wide full height glazed door opening into the rear garden. Beyond the garage extension, a slim (600mm wide) timber shed is proposed on the boundary with No.515 which will sit below a parapet wall.

The garage extension is marginally over the 3.65 metre guideline for extensions within saved UDP policy DC1.3. However, the impact of these elements of the proposal on neighbouring occupiers is considered to be acceptable with no undue loss of existing levels of amenity. The rear gardens are west facing and the ground floor bay window at No.515 sits well below the level of the existing boundary wall and solid timber fence above.

Elevational Alterations

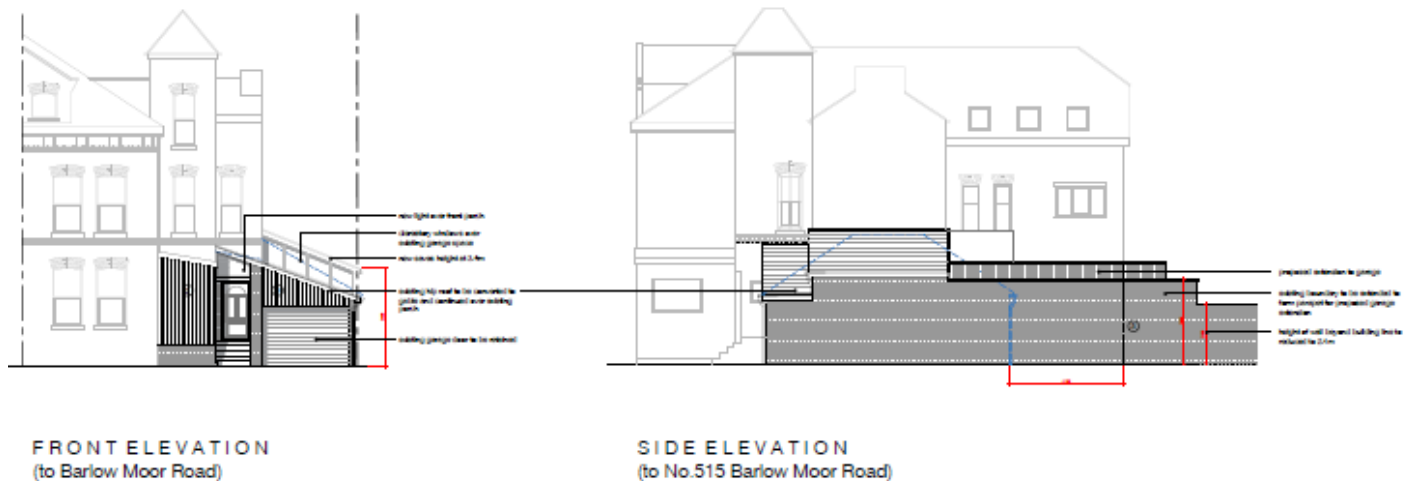
The roof height, profile and side elevation of the existing garage is to be altered from a hip to a sloping monopitch roof. To achieve the monopitch, the roof will be raised by 640mm and the supporting wall forming a section of boundary with No.515 will be raised by 540mm over a length of 5 metres. The wall in this section of the boundary will be 3 metres high and forms a parapet which also acts as a fire break. This section of the garage sits alongside a ground floor rear bay window at No.515 which is in close proximity to the boundary and serves a ground floor flat. The wall then drops down to 2.1 metres beyond the rear building line to be the same height as the existing wall plus fence above.

On the basis that this is an existing relationship with the bulk of wall and garage roof abutting the side and part-rear elevation of No.515, the proposal is considered to have an acceptable impact on residential amenity.



The other elevational alterations are aesthetic and affect the front elevation. The proposal continues the vertical timber clad theme around the top of the retained garage door and replaces the horizontal cladding on the single storey infill lean-to with the same vertical cladding. A simple glazed transom light over the front door is in situ whilst clerestory windows on the front of the existing garage space are also proposed.

Cladding these areas in the same slimline oak will unify the appearance of this part of the ground floor and visually confirms that these are not original features but distinct from the attractive red brick building, which is good design practice.



The materials contrast well with the brick whilst together with the glazed transom and clerestory windows, lend a contemporary aesthetic and lighten the solidity of the built form.



Finally, the amended roof profiles conform to the roof of the lean-to which will tidy the appearance of the rooflines on this section of the ground floor.

The proposals are considered to have an acceptable impact on the character of the dwelling which will be enhanced by the proposals. This will also elevate the appearance of the ground floor and so will complement the proposed works that will significantly upgrade the appearance of the adjacent parade at Nos.515 to 517 through the recent planning approval.

The proposals will therefore also have a positive impact on the wider street scene, with no loss of existing levels of amenity. On the basis of the above, the proposal is

in accordance with saved UDP policy DC1 and Core Strategy policies SP1 and DM1.

Other Matters

The raised section of wall forms a parapet which provides a fire break. The risk of fire can be reduced further by use of an intumescent coating. An Informative alerting the applicant/agent to the need to check with Building Regulations for any implications for fire safety is appended at the end of this report.

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 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 application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 22nd of July 2021:

Application Form

Location Plan 218 - EX - 01

Existing Plans and Elevations 218 - EX - 02

Proposed Floor Plans and Elevations 218 - PL - 01

Proposed Rear View 218 - PL - 02

Proposed Rear View 218 - PL - 03

Photos and Photomontages

Reason - To ensure that 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 be implemented in accordance with those as stated on the Householder Application Form and on the Proposed Floor Plans and Elevations drawing Ref: 218-PL-01.

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

Informative

Building Regulations - Fire Safety

The applicant should ensure that any external elevation wall treatments, including for the garage extension canopy on the side/rear elevation 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

515A Barlow Moor Road, Manchester, M21 8AQ
Flat 2, 517 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, 517 Barlow Moor Road, Manchester, M21 8AQ
515 Barlow Moor Road, Manchester, M21 8AQ
Flat 2, 511 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, 511 Barlow Moor Road, Manchester, M21 8AQ
Flat 4, 511 Barlow Moor Road, Manchester, M21 8AQ
Flat 3, 511 Barlow Moor Road, Manchester, M21 8AQ
4 High Lane, Manchester, M21 9DF
2 High Lane, Manchester, M21 9DF
519 Barlow Moor Road, Manchester, M21 8AQ

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