

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132042/LP/2021

Date registered valid:

Proposal: Certificate of proposed lawful development for erection of single storey side extension

Address: 9 Underwood Close, Manchester, M18 8UY

Ward(s): Gorton & Abbey Hey Ward

Applicant: Amar Hussain 9 Underwood Close, Manchester, M18 8UY

Agent (if any): FLOCC STUDIO LTD Tomislav Vuletic FLOCC STUDIO LTD 157 Harcourt Street, Stockport, SK5 6UP

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 November 2021

Application details

Type of application: Certificate Lawful Development Proposed

Development type:

Date of site visit: N/A

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This application relates to a semi-detached, 2-storey dwellinghouse consisting of buff brickwork and grey roof tiles. The property currently retains access between the front and rear gardens. The property has a front porch with car parking capacity in the adjacent garden.

Description of development

The proposed development would involve the formation of a single storey extension with a lean-to extension would be sited adjacent to the western boundary and align with the front and rear building lines. A pair of windows would be positioned on the western roof plane. The extension would be used for storage and the formation of a utility room connected with and enlarged kitchen. The application confirms that the proposed development is permitted.

The extension would have maximum height 3.31 metres at its highest point and 2.7 metres to eaves level. The extension would be composed using matching brickwork and roof tiles.

Consultations & Notification Responses

N/A

Issues

Proposed Development - Has been considered with regard to the following:

1. Single storey rear extension.

1.1 The proposed rear extension has been assessed with referenced to: The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Permitted development rights, Part 1, Development within the curtilage of a dwellinghouse: Class A - enlargement, improvement or other alteration of a dwellinghouse.

1.2 The development is considered to be permitted on the basis that:

i. As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

iii. The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage but its height at eaves level would not exceed 3 metres;

iv. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would not —

- Exceed 4 metres in height,
- Be more than a single storey, or
- Have a width greater than half the width of the original dwellinghouse nor would it consist of or include —

- o The construction or provision of a verandah, balcony or raised platform,
- o The installation, alteration or replacement of a microwave antenna,
- o The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- o An alteration to any part of the roof of the dwellinghouse.

1.3 The application property is not within a conservation area (Article 2(3) land) and the proposed extension would be constructed using matching materials.

Conclusion - It is considered that the proposals would constitute permitted development subject to a condition requiring:

i. The materials to be used of a similar appearance to the existing house, which is a requirement of Class A.3.

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

N/A

Condition(s) to be attached to decision for approval

1) The proposed single storey side extension to 9 Underwood Close Manchester M18 8UY, as shown on the application forms and drawings stamped as received by the City Council as local planning authority on 26 October 2021 and referenced:

Completed application forms confirming all materials would match the existing dwelling

Location Plan Ref: WD2.1

Site Plan - Proposed Ref: WD2.2

Plans - Existing Ref: WD3.1

Plans - Proposed Ground Floor Plan Ref: WD3.2

Plans - Proposed Roof Plan Ref: WD3.3

Section A – A Ref: WD4.1

Elevations - Existing Ref: WD5.1

Elevations - Existing Ref: WD5.2

Elevations - Proposed Ref: WD5.3

constitutes permitted development in accordance with:

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Permitted development rights, Part 1, Development within the curtilage of a dwellinghouse: Class A - enlargement, improvement or other alteration of a dwellinghouse.

Appendix 1 – List of consultees & neighbours notified

N/A

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

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Area Team Boundary - Name: NORTH2