

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130956
/FH/2021

Date registered valid: 13 July 2021

Proposal: Erection of a single storey side and rear extension and front porch to form additional living accommodation

Address: 16 Bolesworth Close, Manchester, M21 9BE

Ward(s): Chorlton Ward

Applicant: Nuala Todd, 16 Bolesworth Close, Manchester, M21 9BE

Agent (if any): Stephen Leighton, Leighton Architects, 21 Chandos Road, Manchester, M21 0SS

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **6 September 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 July 2021 Expired: 9 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of reddish brown brick with a brown pantile gable roof and brown fenestrations. The property has not previously been extended and sits within a plot which includes a driveway and front and rear gardens.

Description of area

Bolesworth Close is a modern residential estate within Chorlton, comprising of pairs of identical semis with gardens and driveways. Many of these properties have already been extended or altered. The area benefits from its proximity to the District Centre and plenty of greenspace (Turn Moss, Ivy Green, the Mersey Valley).

Description of development

The applicant wishes to build a single storey side and rear wrap around extension with a porch, to provide additional living accommodation. A very similar design was approved earlier in the year (under reference 128877/FH/2020). This application is for a slightly reduced footprint.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Environmental Health – Requested that a gas membrane condition be attached to an approval (see conditions below).

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey side and rear extension with porch to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would span the full width of the rear and side elevations and would form a porch and small w/c at the front. The porch would project 1.57m forward of the principal elevation, with a width of 2m, a height of 2.46m to eaves and 3.28m to the ridge, with a footprint of 3.14 square metres. The side/rear element would be setback from the principal elevation by 1.95m and would have a sideward projection of 1.7m, a rearward depth of 3.39m and a width across the rear of 5.7m, with a height to eaves of 2.54m and a maximum height of 3.28m at the side and 3.74m at the rear. The rear element would be sited 0.17m from the boundary shared with the adjoining No.14, and the side element would be sited 1m from the boundary shared with No.18. The rear projection accords with that which is stipulated with policy DC1 (of 3.65m), the side element leaves an adequate gap to the side and the porch is a similar size to many of the neighbouring porches. The extensions are considered to be subservient to the original dwelling, with acceptable siting, scale and massing, in line with policies DM1 and SP1.

Appearance and visual amenity – The extension would feature a dual-pitched roof containing 2 no rooflights at the rear, a smaller gable to the front and mono-pitched along the side. It would be constructed of matching brownish brickwork, concrete roof tiles and uPVC fenestrations, all to match the existing dwellinghouse, which has been conditioned. The front elevation would feature a window and single door. The side elevation (facing No.18) would contain a high-level window and a door, the other side elevation(s) (facing the adjoining semi No.14) would be blank and the rear elevation would feature a wide set of bi-folding doors opening onto the garden, below a glazed gable. The design is relatively standard in appearance and the aspect readily visible from the public highway is the porch, of which there are many similar existing porches within this residential estate, including neighbouring No's 12, 14, 18 and 20. Many properties nearby have also built to the side and rear, hence the proposal is deemed acceptable in appearance and is not considered to significantly harm the character of the house, wider area or Bolesworth Close street scene.

Residential amenity – The proposal is single storey and the rear faces east, therefore the neighbour to the north, No.18, potentially could lose sunlight in the afternoon/evening, however this neighbour already features a single storey side and rear extension, coming right up to the shared boundary with a rearward depth of approx. 3m, therefore the impact on these occupiers would be minimal. The other neighbour also has a small rear extension (conservatory) and as they are sited south of the applicant they too shouldn't experience an undue loss of light, nor privacy given the lack of side windows. In addition to this, no objections were received from local residents, hence there are no significant concerns regarding potential overlooking, overshadowing or overbearing issues due to its orientation and scale, pursuant to policies DC1, DM1 and SP1.

Parking and refuse – Although the porch will encroach on the existing driveway there will be 5+m left, which provides adequate space for a car to be kept off-street, in line with policy DM1. A gap of 1m would be retained to the side boundary, which would allow for the transport of refuse bins to the rear, out of sight, also in line with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and may commence in accordance with the submitted drawings and the following conditions.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 revised drawings numbered 'P01 A', stamped as received by the City Council as Local Planning Authority on the 17th December 2020, and 'P02 B', stamped as received by the City Council as Local Planning Authority on the 16th February 2021.

Reason - To ensure 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) The development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. Once approved, the scheme shall be installed.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

23 Bolesworth Close, Manchester, M21 9BE
31 Bolesworth Close, Manchester, M21 9BE
13 Whitehead Road, Manchester, M21 9HA
29 Bolesworth Close, Manchester, M21 9BE
21 Bolesworth Close, Manchester, M21 9BE
18 Bolesworth Close, Manchester, M21 9BE
14 Bolesworth Close, Manchester, M21 9BE
15 Whitehead Road, Manchester, M21 9HA

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
Historic Landfill Site 250m Buffer
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH