MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131307/FH/2021
Date registered valid:	11 August 2021
Proposal:	Erection of single storey rear extension and partial basement conversion following demolition of existing conservatory to provide additional living accommodation
Address:	19 Ellesmere Road South, Manchester, M21 0TE
Ward(s):	Chorlton Park Ward
Applicant:	Mr Jeff & Mrs Zoe Thompson 19 Ellesmere Road South, Manchester, M21 0TE
Agent (if any):	Mrs Paula Butterfield Groves Butterfield Architecture Ltd 102 Roseneath Road, Manchester, M41 5AZ
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 6th October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: October 2021

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 16 August 2021 Expired: 6 September 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 property that is the subject of this householder planning application is a 2 -storey villa style semi- detached dwellinghouse. It is bay fronted to both ground and first floor and has an ornate open fronted canopy over the front entrance. It has gardens to the front and rear with off road parking for more than one vehicle behind vehicular gates. There is an existing single storey conservatory extension that occupies the full width of the rear and projects side-wards towards the neighbouring dormer bungalow property at number 21 Ellesmere Road South. The boundary treatments comprise of low wall with hedging behind to the front elevation, with dividing boundaries comprising of timber panel fencing and established tree planting.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The semi-detached property is within an established residential area, which is predominantly characterised by properties similar to the proposal site, and on the opposite side of Ellesmere Road South by red brick inter-war pairs of semis with gardens. The area benefits from its proximity to Chorlton District Centre and St Werburgh's Road Metrolink station.

Description of development

The proposed application is for the erection of a single-storey rear extension, together with partial conversion to provide access and use of basement. The existing large conservatory would be removed to facilitate the proposed development. The design of the proposed extension would use matching materials, but with a contemporary twist. Two of the elevations

would be made up of bi-fold doors. There would be a wild flower green roof on top of the flat roof extension. Access to the basement would be through the introduction of stairs and a new access door in the rear elevation.

The proposed extension would project from the rear with an open canopy projecting marginally towards the property at number 21 Ellesmere Road South. The existing conservatory that is to be removed occupies a marginally smaller footprint than its replacement extension.

The property faces in an easterly direction to the rear and southerly to the side.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o The National Planning Policy Framework (NPPF)

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

Principle - The proposal is for the erection of a single-storey rear extension, and partial basement conversion following the demolition of the existing rear conservatory to provide additional living accommodation. The additional accommodation will comprise of an extended lounge area with bi-fold doors on the side and rear elevation. There is an extended canopy that runs around the side and rear of the proposed extension. The principle of creating additional living accommodation on an established residential property in a residential area is considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposed extension would project out from the rear of the property it is set in well off the common with number 17 Ellesmere Road South. It is single storey and would have a flat roof only the canopy projects side-wards towards number 21 Ellesmere Road South. Given the established boundary treatments between properties and the gap retained to both side boundaries the siting is considered acceptable. Whilst the canopy projects rearwards and out to the side, it is a lightweight structure, and due to its setback, is not readily viewed within the context of the street scene. It is therefore considered to accord with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Scale and Massing of the rear extension - The extension as well as only projecting out from the rear, is also very modest in size. It is when read in context a subservient structure to the host property. It would in fact only occupy a slightly larger footprint than the conservatory that is to be removed to facilitate the extension. It has been designed with a flat roof which reduces the massing. It is not considered that there are any issues with regards to the scale and massing of the extension.

Design and Materials- The design of the proposed extension is contemporary in its proportions and use of materials, and really brings the outside in specifically with the openness created by the use of bifold doors to both the rear and side elevations. This is emphasised further through the roof top wildflower garden, which relates the extension to the garden. This also contributes to an attractive view from the existing first floor rear window rather than looking out onto a blank flat roof.

Several properties in the locality have had the benefit of side and rear extensions, and the proposed extension is not highly visible within the street scene therefore, it will not appear incongruous. the materials are to match those of the existing property. In this respect, the proposed extension accords with saved UDP policies DC1 and to policies SP1 and DM1 of the Core Strategy. There are feature windows to the side return elevation of the extension and to the rear wall of the existing house. Given the distance to the neighbouring properties, there would be no overlooking or loss of privacy.

Basement Conversion. The physical changes required to enable the part basement conversion are relatively non -invasive when it comes to the appearance of the works. There is a door and window in the rear elevation and a small window in the side elevation. These are located within the elevations of the existing property. Steps lead down to the proposed access door into the basement. The small low- level window in the side elevation would be for secondary lighting and ventilation purposes only.

Residential Amenity- Given that the extension is single storey, occupies a modest footprint and is set in off the boundaries, it is not considered that the proposal would have a detrimental impact on the residential and visual amenity of the neighbouring properties. The door and windows to facilitate the basement conversion are all at low level (partially subterranean) and overlook the applicants own garden.
It is considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

It is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Refuse bin storage - The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear of the property and accords with policy EN19 of the Core Strategy.

Parking - Parking is not affected by the proposed extension, as there is parking on the driveway to the front of the property, which accords with the principles for residential extensions set out in saved UDP policy DC1.

In this respect, the proposed extension accords with saved UDP policies DC1 and to policies SP1 and DM1 of the Core Strategy.

Conclusion - The proposal is considered acceptable in this location in terms of design, scale and massing and it is not considered that the proposal would create any loss of amenity to

neighbouring occupiers, and should not give rise to overshadowing, overlooking or loss of light or privacy that the neighbouring occupants currently enjoy.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 polices 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 have worked with the applicant in a positive and proactive manner. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached.

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:
Existing Basement Plan- 2240-PL-EX-100 Rev 02
Existing Ground Floor- 2240-PL-EX-101 Rev 02
Existing First Floor- 2240-PL-EX-102 Rev 02
Existing 2nd Floor- 2240-PL-EX-103 Rev 02
Existing Roof Plan- 2240-PL-EX-104 Rev 02
Existing Front Elevation- 2240-PL-EX-200 Rev 02
Existing rear Elevation- 2240-PL-EX-201 Rev 02
Existing South Elevation- 2240-PL-EX-202 Rev 02

Existing North Elevation- 2240-PL-EX-203 Rev 02
Location Plan- 2240-PL-EX-000 Rev 02
Existing Site Plan- 2240-PL-EX-001 Rev 02
All received 11th August 2021

Proposed Basement Plan- 2240-PL-PR-100 Rev 02
Proposed Ground Floor Plan- 2240-PL-PR-101 Rev 02
Proposed First Floor Plan- 2240-PL-PR-102 Rev 02
Proposed Roof Plan- 2240-PL-PR-103 Rev 02
Proposed Front Elevation- 2240-PL-PR-200 Rev 02
Proposed Rear Elevation- 2240-PL-PR-201 Rev 02
Proposed South Elevation- 2240-PL-PR-202 Rev 02
Proposed North Elevation- 2240-PL-PR-203 Rev 02
All received 11th August 2021

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 extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and those as described in the email from the architect dated 26th September 2021

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

21 Ellesmere Road South, Manchester, M21 0TE
22 Chandos Road South, Manchester, M21 0TF
20 Chandos Road South, Manchester, M21 0TF
18 Chandos Road South, Manchester, M21 0TF
17 Ellesmere Road South, Manchester, M21 0TE

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