

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131449/FH/2021

Date registered valid: 20 August 2021

Proposal: Erection of a part single/part two storey side extension and first floor rear extension to form additional living accommodation

Address: 46 Amherst Road, Manchester, M20 4NS

Ward(s): Withington Ward

Applicant: Sahel, 46 Amherst Road, Manchester, M20 4NS

Agent (if any): Mr Karim, 58 Rectory Lane, Manchester, M25 1BL

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20th October 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 September 2021

Expired: 27 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 application is a 2 storey red brick semi-detached property. It is located on the end of the row of properties at 90 degrees to the houses on Parsonage Road. It is identified as 46 Amherst Road. It has garden area to the front and rear and a car port on the side of the property. The vehicular access is taken off Amherst Road. Number 46 Amherst is the end property on that row before the properties on Parsonage Road. It therefore presents a good sized gap between the 2 properties.

The boundary treatments comprise of low wall with hedge above to the frontage, with concrete panel and timber fence along the side and rear boundaries. The garden to the rear is of a good size.

Adjacent to 46 Amherst is a detached free standing garage of brick construction with a dual pitched roof. This belongs to the property at number 75 Parsonage Road, however is accessed off Amherst Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature with properties of a similar age and occupying similar footprints to the proposal site.

Description of development

The proposed development is for the erection of a part single/part two storey side extension and first floor rear extension to form additional living accommodation. There is currently a single storey car port on the side of the property towards the front elevation. This has a single storey wrap around beyond with a flat roof. It is proposed to demolish the car port, and replace this with a 2 storey side extension which is set back at first floor from the frontage by 1 metre. The

existing ground floor will have a first floor extension constructed over part way across the rear of the property. This would provide an additional lounge to the ground floor and 2 further bedrooms to the first floor.

The proposed 2 storey extension forms an infill and would be 5.45m in length with a width of 2.77m. The first floor would project no further side-wards or rearwards than the existing ground floor. The width of the side extension when viewed from the front elevation is 2.77 metres. On the rear the first floor extension runs for 6.09 metres. This element is set well in off the common boundary with number 44 Amherst Road. The roof on the side is hipped and set down slightly. The roof to the rear is also hipped and set down considerably from the existing ridge.

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 Policy DC1.5 - the Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- 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 EN 19 - Waste 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 principle of extending an existing residential property in an established residential area is considered acceptable.

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

Siting - The proposal is to the side and rear of the property. The existing car port is to be demolished to facilitate the proposed development. It would sit close to the boundary with number 75 Parsonage Road, however, as this is sited at 90 degrees to the proposal site, and has a free standing garage and garden between the 2 properties, on this occasion the siting is considered acceptable. The 2 storey element has been set back from the frontage, and set in on the rear to result in the least impact upon the neighbouring properties.

The proposal accords with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is similar in appearance to other properties that have had the benefit of extensions within the vicinity of the site. It remains subservient to the host property, being set back from the front, as such there is no issue with a terracing effect, and

with the lower height of the extension ridge. The materials to be used would match those of the existing property. It is considered that the proposal would be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The first floor side extension would be set back from the front elevation by 1m, the roof lines have been hipped reducing the bulk and massing along the common boundaries. The rear extension comprises of construction over the existing single storey with a first floor erected above, being set in well off the common boundary with number 44 Amherst Road. The rear extension only projects at first floor 2.285m.

Residential Amenity- It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension has been proposed with the retention of the single storey element at the closest point to the neighbouring property of 44 Amherst Road, with the first floor being introduced part way along the rear. Given the distance between the property on Amherst and Parsonage Road, and the modest rearward projection of 2.285m it is not considered that the extension would be overbearing or contribute to overshadowing or overlooking. There are no windows in any of the proposed side elevations, with the windows being proposed in the front and rear overlooking the applicants own property.

The property has a good sized garden which provides more than adequate usable external amenity space for existing or future occupants.

As such it is considered that the proposal accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals are typical of extensions within the area, the extensions would remain subservient to the host property, and with the materials being proposed the same as the existing property there would be no detrimental impact upon the house itself or upon the character of the area within which it is located.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Parking - There is existing off street parking in curtilage on the driveway. Even though the car port is to be demolished, there is still sufficient space for 1 parking space. This accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Refuse bin storage - The bins are currently stored alongside the property under the car port. This would not be possible following the construction of the extensions. As such a condition requiring the submission and implementation of a proposed bin store shall be attached to any consent granted to ensure that the replacement bin store is implemented prior to the use of the extension, which accords with the principles set out in policy EN 19 of the Core Strategy.

Conclusion - The amended proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policies DC1, DC1.5 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 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 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:

Location Plan received 20th August 2021

Existing and Proposed Drawing Pack - Floor Plans and Elevations- 20th 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 hereby permitted shall match those of the existing property in size colour and texture including mortar and patching up and as specified on the approved application form/drawings.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Prior to the occupation of the development hereby approved, full details of secure and ventilated bin storage, including its location and elevations, shall be submitted to and approved in writing by the City Council as local planning authority. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) 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 'Proposed Plans' received by the City Council as Local Planning Authority on 20th August 2021

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

73 Parsonage Road, Manchester, M20 4NR
69 Parsonage Road, Manchester, M20 4NR
67 Parsonage Road, Manchester, M20 4NR
65 Parsonage Road, Manchester, M20 4NR
63 Parsonage Road, Manchester, M20 4NR
21 Alan Road, Manchester, M20 4NQ
75 Parsonage Road, Manchester, M20 4NR
77 Parsonage Road, Manchester, M20 4NU
44 Amherst Road, Manchester, M20 4NS
19 Alan Road, Manchester, M20 4NQ
55 Amherst Road, Manchester, M20 4WS
71 Parsonage Road, Manchester, M20 4NR

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) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH