

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130248/FO/2021

Date registered valid: 8 July 2021

Proposal: Erection of two storey side and rear extension to form additional living accommodation

Address: 42 and 44 Kendall Road, Manchester, M8 4NF

Ward(s): Higher Blackley Ward

Applicant: Mr Davinder Singh, 42-44 Kendall Road, Manchester, M8 4NF

Agent (if any): Mr M. Amjad, 77 Fields New Road, Oldham, OL9 8BT

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **15.09.2021**

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 01.09.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 July 2021 Expired: 4 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/area

The properties are semi detached properties in a predominantly residential area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of two storey side and rear extension to form additional living accommodation

Consultations & Notification Responses

No comments received

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

Issues

Principal – The principal of extending residential property is acceptable in this location subject to the detailing of the impacts of the proposal.

Design and Appearance - The proposal is for the erection of a two storey side and rear extension to No.'s 42 and 44 Kendall Road.

The two storey side extensions would be set back 2m from the front building line and are separated from each other by 30cm. They have a lowered ridgeline and have a hipped roof to match the existing properties.

It is not considered that the extensions proposed would have an adverse impact upon the visual amenity of the host dwelling or upon the character of Kendall Road or the wider area as they are subservient additions. The extensions are considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant.

Scale and Massing and impact on Residential Amenity – The fact that the properties are developing in tandem negates any negative impact on the neighbouring property on the shared boundary associated with the two storey rear extensions proposed.

There are no side facing windows mitigating overlooking and the extensions are substantially set off the shared boundary with the attached semi detached property negating any impact with regards to loss of light or overbearing impact on the attached semi detached property, a condition preventing the installation of further windows is recommended.

Bin Storage, Parking and Amenity Space

There would be space still available for appropriate bin storage, parking and amenity space.

Conclusion - The proposals are 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 proposals 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 policy DC1, 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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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:

Joint Plans Drawing 5A

Received by the City Council as Local Planning Authority on 27 May 2021.

Double Storey Side Extension

Received by the City Council as Local Planning Authority on 22 June 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, DM1 and EN3 of the Core Strategy.

3) The materials to be used on the external surfaces of the extension hereby permitted shall be as stated on the submitted application forms, plans and elevations approved at condition 2.

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

List of properties notified

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH1