

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130974/FH/2021

Date registered valid: 14 July 2021

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

Address: 27 Nuffield Road, Manchester, M22 9UG

Ward(s): Sharston Ward

Applicant: Ms Qiao Pan, 27 Nuffield Road, Manchester, M22 9UG

Agent (if any): Ms Adrienne Lok, 27 Nuffield Road, Manchester, M22 9UG

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

Recommendation: Approve

Date of recommendation: 8 September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 August 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 July 2021 Expired: 11 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 hipped roof, a front ground floor bay window and a porch canopy. The plot includes a large front and side garden featuring a driveway, with a smaller garden to the rear. Previously there was a detached garage, which has been knocked down to make way for the extension. The plot is bound by a brick wall topped with black railings around the front and a timber fence to the rear.

Description of area

Nuffield Road, in the Sharston ward of Wythenshawe, is residential in nature and consists of similar family dwellinghouses arranged in semis and terraces. The area benefits from its close proximity to Benchill metrolink stop and the shops and services along Hollyhedge Road.

Description of development

The applicant gained planning permission to build a single storey side extension in 2019 (under reference 125293/FH/2019) and has almost finished building this. They now wish to also build a front porch along with elevational alterations.

Consultations & Notification Responses

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

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, 2018)

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

Issues

Principle – The principle of building a single storey side extension and porch to provide additional living space for a family dwellinghouse 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 proposed extension would project 4.3m to the side, with an eaves height of 3m and a maximum height of 4.16m. It would have a similar depth and projection as the existing garage, with an area of approximately 30m². The front and rear elevations of the extension would be flush the original rear and principal elevations of the dwelling. The rear corner would be cut out to allow a gap of 1.15m to the boundary and the siting of a gate. The porch would be 1.5m forward of the principal elevation, with a width of 1.9m, a maximum height of 3.15m and an area of approximately 2.85m². A pitched tiled roof would also be installed above the porch and existing bay window to tie in with the side extension.

Although these works cannot be built under Permitted Development due to the width of the extension exceeding half the width of the original house and the porch exceeding 3m in height, the rest of the dimensions are similar to the limits set out in the GPDO (2015) for single storey extensions and the generous plot can easily accommodate the proposed works, as it previously contained a similarly sized garage, hence the scale and siting of the extension is considered acceptable, pursuant to policies DM1, DC1 and SP1.

Appearance and visual amenity – The extension would be built of brickwork, roof tiles and white uPVC windows, all to match the existing dwellinghouse and this has been conditioned. The tiled roof would be hipped over the side extension and mono-pitched over the porch and bay. The side extension would contain one window in the front and two smaller windows in the rear, while the porch would contain a door in the front elevation and a small window in the side elevation facing away from the neighbour. Although the proposal would feature relatively prominently within the street scene due to its corner location, it would be of the same style and materials as the existing frontage and is subservient to the host dwelling. Residential extensions are becoming a more common feature in the area as residents buy their houses off Wythenshawe Community Housing Group and similar works have been carried out at nearby properties, such as the side extension at No.29 Nuffield Road and the porch at No.47. Hence the visual amenity of the area is not thought to be significantly harmed by this proposal, pursuant to policies DM1 and SP1.

Residential amenity – The extension is not considered to significantly impact the surrounding properties due to its location and design. Although the side extension is sited south-west of the neighbour (No.8 Croftlands), the original property and garage already overshadow the neighbouring plot to a degree and it is not considered that these works would significantly increase this overshadowing. The extension would occupy a similar footprint as the detached garage which had existed at the property for many years and the side element already gained permission in 2019. The porch aspect would not unduly overshadow the neighbouring property (No.25) nor impede their privacy due to its scale and siting. In addition, no objections were received regarding this proposal, therefore the proposal is deemed acceptable in terms of impacts upon residential amenity.

Refuse storage and parking – The provision of off-street car parking remains in accordance with policy DM1, with space for a car on the existing driveway and an additional space to be created within the front/side area of lawn. A gap to the boundary of 1.15m would be retained at the side, therefore transporting refuse bins to the bin store in the rear garden would remain possible, pursuant to policy DM1.

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

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 drawings numbered 'PL02', 'PL03 Rev A' and 'PL06 Rev A', stamped as received by the City Council as Local Planning Authority with the application form on the 6th July 2021 and the revised drawing numbered 'PL05 Rev C' stamped as received by the City Council as Local Planning Authority on the 7th September 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.

Appendix 1 – List of consultees & neighbours notified

36 Nuffield Road, Manchester, M22 9UG
29 Nuffield Road, Manchester, M22 9UQ
8 Croftlands Road, Manchester, M22 9UP
7 Croftlands Road, Manchester, M22 9UP
6 Croftlands Road, Manchester, M22 9UP
34 Nuffield Road, Manchester, M22 9UG
32 Nuffield Road, Manchester, M22 9UG
25 Nuffield Road, Manchester, M22 9UG

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 45M
Area Team Boundary - Name: SOUTH