MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130105/FH/2021
Date registered valid:	19 April 2021
Proposal:	Erection of two storey side extension and single storey rear extension to provide additional living accommodation
Address:	22 Longford Road, Manchester, M21 9SP
Ward(s):	Chorlton Ward
Applicant:	Mr Simon Kirkham, 22 Longford Road, Manchester, M21 9SP
Agent (if any):	PJH Architectural Services, Office Number 3, 88A Chapel Street, Leigh, WN7 2DB
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**22 July 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 June 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 27 April 2021 Expired: 18 May 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 redbrick with a white rendered front elevation and a hipped roof. The property features bay windows to the front and a single storey outrigger to the rear. The plot includes a front garden/driveway and rear garden.

Description of area

Longford Road is residential in nature, consisting mainly of red brick terraced and semi-detached family dwellinghouses, located between Chorlton District Centre and Longford Park.

Description of development

The applicant wishes to build a two storey side extension and single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections 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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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, 2019) in particular:
- 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 two-storey side and single storey rear extension 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 two storey extension would be sited on the west elevation of the house, projecting 3.15m to the side, with a depth of 5.9m to come flush with the original rear. The eaves would match existing and the ridge would be set 0.3m lower than existing. The rear single storey element would have a depth of 1.8m, a width of 5.88m, an eaves height of 2.7m and a maximum height of 3.3m. The side element would be setback from the principle elevation by 1.1m and would be sited 0.75m from the boundary shared with No.24. The gap between the proposal when built and No.24 would be approx. 4.6m, therefore this distance together with the 1.1m setback should not result in a visual terracing effect and the development gap can be shared relatively equally if this neighbour builds a similar extension in future. The extension is stepped down at the ridge, set back from the principle elevation and accords with the dimensions set out in DC1, thus it is considered subservient to the main house and appropriately sited, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed brickwork with white render to the front, roof tiles and white uPVC windows/doors, all to match the existing house, which has been conditioned. The extension features a windows at first and ground floor in both the front and rear elevations, to match existing, as well as a wide set of bi-folding doors opening onto the garden, with 3no rooflights within the mono-pitched roof of the single storey element. The hipped roof over the side element would be pitched to match the existing roof. The extension features a setback and lowered ridge to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly as a larger two storey side extension can be seen at No.26 (119336/FO/2018). The extension is to be built of appropriate materials, is standard in design and is in-keeping with the character of the area.

Residential amenity – There are no windows proposed for the side elevations, hence overlooking is not deemed an issue. The proposal is sited east of No.24, therefore the existing dwellinghouse already overshadows this property to a degree (in the morning) and any further loss of light is considered negligible. The gap between these properties is relatively wide as cars

park next to the houses, therefore it is not considered the proposal would be overbearing as viewed from No.24, particularly as a gap is left to the boundary and the extension does not project beyond the rear elevation at first floor. The single storey rear element is relatively small, at 1.8m in depth and 3.3m in height, therefore this aspect of the proposal is not considered to negatively impact upon surrounding occupiers. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Parking and refuse – The off-street parking arrangement will remain as existing as the driveway is to be retained with space for 1-2 cars. A gap of 0.75m to the boundary is to be retained, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and works may commence in accordance with 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 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

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 'P-102 Rev B', 'P-103 Rev B' and 'P-107', stamped as received by the City Council as Local Planning Authority on the 15th June 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 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 approved gas membrane, specified within the submitted datasheet and shown on section drawing 'P-107', stamped as received by the City Council as Local Planning Authority on the 15th June 2021, shall be implemented as part of the development.

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

2 Hartley Road, Manchester, M21 9NG
1A Longford Road, Manchester, M21 9WP
20 Longford Road, Manchester, M21 9SP
3 Longford Road, Manchester, M21 9WP
24 Longford Road, Manchester, M21 9SP
5 Longford Road, Manchester, M21 9WP
1 Longford Road, Manchester, M21 9WP
59 Oswald Road, Manchester, M21 9QD

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
Area Team Boundary - Name: SOUTH