

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130489/FO/2021

Date registered valid: 29 July 2021

Proposal: Erection of single storey rear extension and extension to and alteration of roof from pitched roof to flat roof to existing outbuilding

Address: Flat 1 , 63 St Werburghs Road, Manchester, M21 0UN

Ward(s): Chorlton Park Ward

Applicant: Sadia Akram, 63 St Werburghs Road, Manchester, M21 0UN

Agent (if any): Mr. Niamat Ali, NA Design, 47 Egerton Road South, Manchester, M21 0YW

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **21.09.2021**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15.09.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 July 2021 Expired: 20 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

Description of property

The application property is a two storey red brick bay fronted semi-detached residential property located within a residential area, the property is divided into two flats one at ground the other at first floor. A previous application was withdrawn having been submitted on householder application forms. There is a covered historic garage/car port to the side and an attached outbuilding to the rear which extends along the boundary with number 61 St Werburghs.

Description of proposals

The application proposals are for the erection of a single storey flat roof rear extension extending 4.5 metres from the rear wall of the property together with a small infill extension to the front of the existing attached single storey outbuilding and amendments to the roof of the outbuilding from pitched to flat roof this would increase the eaves height on the boundary by approx 75cm (overall height of approx 3.2m). Both elements are indicated as draining to the application property.

Neighbouring properties were notified of the proposals, one response was received.

We understand the nature of this project but we have not agreed to a party wall. Any drains must lie within the boundary of their property and not overhang onto our patio area.

Policy

Relevant policy to this application is contained in the NPPF (2021) and Core Strategy policies DM1 and SP1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; protect and enhance the built and natural environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

The above policies are as relevant to extensions to flats as well as to residential dwellinghouses.

Issues

The principle of extending properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area.



Front and side



Rear of property

Residential Amenity - The proposals are located to the rear and side and as such are well located not to give rise to impacts on nearby residential properties. The rearward projection is longer than that generally accepted under policy DC1 (3.65 metres) but given its siting to the north of the adjoining property it is not considered to have unacceptable impacts on residential amenity in terms of outlook, overshadowing or loss of daylight. The rear extension is indicated as being set off the shared boundary with number 65. No objection to the rearward projection has been received the only comments that there being no party wall agreement in place and that the extension should not overhang the adjoining property. This is achieved by the extension being set off the shared boundary.

The side extension would enlarge an existing historic attached outbuilding but given its siting and the existence of historic covered side garage to the property it is not considered that this element would give rise to unacceptable impacts on the residential amenity of the neighbouring property. The amendment to the roof whilst not increasing its overall height would increase the eaves height by approximately 75cm to an overall height of approximately 3.2m. This amendment is considered acceptable and would not give rise to impacts so significant as to warrant refusal.

Character of the Area - The proposed extension is considered to be a logical response to the properties layout and siting. Given the location the proposals would have limited public viewing points. It is not considered that the proposal would give rise to unacceptable impacts on the character of the area.

Other matters- The bin storage and car parking requirements for the property are unaffected by the application proposals.

The proposals would improve the accommodation of the ground floor accommodation and provide additional living accommodation. It is not considered that would give rise to unacceptable impacts in terms of an increase in comings and goings from the property.

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 application has been determined in a positive and proactive manner, in this instance a decision has been issued within statutory timescale's.

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:

Proposed plans reference NA-B02 received by the City Council as local planning authority on the 20th May 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 development hereby permitted shall be arranged and match those of the existing building in type, size, colour and texture.

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

Flat 2, 63 St Werburgh's Road, Manchester, M21 0UN
61 St Werburgh's Road, Manchester, M21 0UN
24 Chatburn Road, Manchester, M21 0XW
65 St Werburgh's Road, Manchester, M21 0UN
110 St Werburgh's Road, Manchester, M21 0UL
108 St Werburgh's Road, Manchester, M21 0UL
106 St Werburgh's Road, Manchester, M21 0UL
26 Chatburn Road, Manchester, M21 0XW
22 Chatburn Road, Manchester, M21 0XW

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