

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130679/FH/2021

Date registered valid: 9 June 2021

Proposal: Erection of single storey side extension and part single storey, part two storey rear extensions to form additional living accommodation

Address: 2 Macauley Road, Manchester, M16 0FA

Ward(s): Chorlton Ward

Applicant: Mr Talat Mehmood, 2 Macauley Road, Manchester, M16 0FA

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

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

Recommendation: Approve

Date of recommendation: 16 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 July 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 June 2021 Expired: 13 July 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 double fronted two storey detached C3 dwellinghouse of red brick with a hipped pantile roof. The property features existing single storey rear extensions (F06811 and 101297/FH/2013/S1) and a porch extension. The plot includes a front garden, with a driveway to each side, and a small paved yard to the rear.

Description of area

Macauley Road is residential in nature and characterised by

Description of development

The applicant wishes to build a single storey side extension, single storey rear extension and two two storey rear extensions to provide additional living accommodation for a family dwellinghouse. The ground floor elements of the rear extensions were approved in 2019 (124879/FH/2019) and construction is well underway for these elements.

Consultations & Notification Responses

Local residents, as per appendix 1 – One objection was received:

The new proposal is a significant change to the previously approved application which we had no issues with. Our main concern is that there is no evidence that any consideration has been given to how the proposal affects our garden. With two children under the age of five the ability to enjoy the use of our garden is of huge importance to us. Firstly, the new ground floor

extension closely follows the line of the border wall and, with a roof on top, rises way above the current height of it. We are concerned this will lead to our small garden feeling hemmed in. As there are no measurements on any of the plans it is impossible to assess how much higher this border would become. Secondly, no assessment has been made of the extent to which, either the new ground extension, or the partial first floor extension, will overshadow our back garden. We would expect, for a construction of this size and proximity, that a full independent overshadowing report would be produced to assess the potential impact.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP 1995) - 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, 2021):

- 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 single storey side and rear and two storey rear extensions to provide additional living space for a family dwellinghouse is acceptable given the provisions of saved UDP policy DC1, 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 single storey side extension would project 2.3m (to the south-east), with a depth of 7.8m, an eaves height of 2.8m and a maximum height of 3.44m. The single storey rear element would project 2.5m from the existing 3m rear extension (total projection 5.5m), with an eaves height of 2.8m and a maximum height of 3.6m. The two storey rear extensions would be stepped, each projecting 3m, with an eaves height to match the main roof. One would have a width of 3.9m and a ridge set 0.25m lower than the main ridge and the other would have a width of 2.7m and a ridge set 0.54m lower. The ground floor would be set 0.15m from the boundary shared with No.167 Manchester Road and 0.6m from No.169. The first floor would be sited 2m from the boundary shared with No.4 Macauley Road and 5.25m from the boundary shared with No's 167 and 169 Manchester Road. The ground floor depth exceeds (cumulatively) policy DC1 (3.65m) however as the property is detached the 5.5m projection is considered acceptable as 8m is allowed under PD in certain circumstances. The side element (in isolation) could be built under permitted development. The first floor projections accord with policy DC1 and are considered to be subservient and appropriately scaled and sited, pursuant to policies DC1, DM1 and SP1. Originally the proposal included a 7m single storey rear (10m cumulatively) which left just 0.15m to the rear boundary. This was deemed excessive and therefore negotiations took place to remove this element (a utility room) in line with the previous approval.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including red facing brickwork, roof tiles and white uPVC windows/doors, which has been conditioned. The single storey side would feature a mono-pitched roof containing 2no rooflights and the single storey rear would feature a hipped roof also containing 2no rooflights, whilst the first floor projections would feature low hipped roofs with pitches to match existing. The rear elevation would feature windows to both floors and a new back door whilst the side elevations would be blank walls. The side of the smaller two storey rear extension and the front of the single storey side would be visible from Macauley Road however due to their scale and appropriate materials they would not form prominent features within the street scene. The design is to be expected of such development and is considered in-keeping with the rest of the building and locality, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor wider area.

Residential amenity – The first floor elements would be sited adequate distances from shared boundaries/neighbouring properties ensuring the neighbouring occupiers' outlook and sunlight would not be unduly impacted. The low hipped roofs and 3m projections ensure the extensions would not have an overbearing impact as viewed from neighbouring plots nor cause undue overshadowing of said plots. There are no windows proposed for either side elevation at either floor, however there will be two first floor windows proposed for the rear elevation which would face the ends of the gardens at No.4 Macauley Road and No.171 Manchester Road. The bathroom window projects the furthest and this has been conditioned to be obscurely glazed. The bedroom window is in line with the existing rear bedroom and therefore should not give greater views than the current situation, particularly as this window directly faces the boundary of the neighbours gardens which features established planting.

One objection was received from a local resident, which cited concerns over overshadowing from the first floor elements and overbearing impacts arising from the single storey rear element. Firstly the first floor/2 storey aspect could only overshadow the plot to the north, No.4, which is sited far enough away that this is not deemed an issue. The properties to the south would not suffer a loss of sunlight due to their orientation. Secondly the single storey rear would be sited 0.6m from the shared boundary and only 3.6m in maximum height, therefore it is not considered to cause undue harm to those on Manchester Road, however the objection was received before this element of the design was reduced by 4.5m. The revised proposal is considered acceptable in terms of its impacts upon residential amenity.

Conclusion – The storage of refuse and off-street parking provision remain as existing, in line with policy DM1. The proposal also complies with policies DC1, SP1 and the NPPF. Although it received a objection to the originally submission, the revised proposal has been assessed as causing less than significant harm to the existing levels of residential amenity enjoyed by neighbouring occupiers. The proposed development is deemed acceptable and construction may continue 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. Issues have arisen during the consideration of this application and the officer negotiated with the 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 revised drawings numbered 'NA-P02' and 'NA-P03', stamped as received by the City Council as Local Planning Authority on the 2nd August 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.

4) Before first occupation the first floor bathroom window in the rear elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

165 Manchester Road, Chorlton, Manchester, M16 0FE
171 Manchester Road, Chorlton, Manchester, M16 0ED
167 Manchester Road, Chorlton, Manchester, M16 0ED
6 Macauley Road, Manchester, M16 0FA
173 Manchester Road, Chorlton, Manchester, M16 0ED
169 Manchester Road, Chorlton, Manchester, M16 0ED
3 Crimsworth Avenue, Manchester, M16 0EB
1 Crimsworth Avenue, Manchester, M16 0EB
6 Crimsworth Avenue, Manchester, M16 0FB
4 Crimsworth Avenue, Manchester, M16 0FB
2 Crimsworth Avenue, Manchester, M16 0FB
4 Macauley Road, Manchester, M16 0FA

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH