

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131096/FH/2021
Date registered valid: 16 July 2021
Proposal: Erection of a single storey front porch
Address: 27 Hart Road, Manchester, M14 7LD
Ward(s): Fallowfield Ward
Applicant: Saira Shabbir, 27 Hart Road, Manchester, M14 7LD
Agent (if any): Mr Oria, 12 Winsham Grove, Birmingham, B21 0QH
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 14 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: 27 July 2021 Expired: 17 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 mid-terrace C3 dwellinghouse of red brick with a grey pitched tiled roof. The property features a porch canopy and an oriel window at first floor and the plot includes a paved front garden/driveway and a rear garden.

Description of area

Hart Road is mixed in nature, with a block of flats, a church and a commercial parade along the south-west side of the road and terraced and semi-detached family dwellinghouses along the north-east side. The area benefits from its proximity to Platt Fields Park and several major bus routes.

Description of development

The applicant wishes to build a single storey front porch to provide additional living accommodation. They recently gained permission to build a single storey rear extension which is believed to be underway but not yet complete (under ref 130223/FH/2021).

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but some policies are still considered of relevance: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) , 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 front extension to form a porch for a family dwelling house is acceptable, however consideration must be given to the proposal's siting, scale, appearance and to the effect it may have upon existing levels of residential and visual amenity.

Siting, scale and massing – The porch would project 2m forwards with a width of 2m, creating approx. 4 square metres of floorspace. It would have a height to eaves of 2.7m and a maximum height of 3.2m. The porch would be sited approximately 8m from the public highway and would be sited 0.15m from the boundary shared with No.29. The proposal exceeds the threshold for porches built under permitted development in footprint by 1m² and exceeds the height limit by 0.2m, however it would be proportional to the dwelling house and does not interrupt the building line, given the terraces either side of this row are sited 5m closer to the road, therefore the location, scale and massing of the proposal is considered acceptable.

Design, appearance and visual amenity – The proposal would be built of brickwork, roof tiles and uPVC windows to match the existing dwelling house. The proposed materials would be in-keeping with the property and area and these have been conditioned. The front elevation would contain a door with glazed panels either side, whilst the side elevations would each contain windows split into 3. The roof would be dual-pitched with a front facing gable featuring white upvc boarding. The design and materials tie-in with the original property and are deemed appropriate, therefore it is not considered that the proposal would negatively impact upon the visual amenity of the street-scene of Hart Road, nor the property itself, and the appearance is considered acceptable, according with the policies contained within the Core Strategy.

Residential amenity – The porch is to be sited adjacent to the boundary shared with No.29, however their door is on the opposite side of the property. No.29's front room window would be adjacent to the porch, however due to the orientation it will not be overshadowed by the proposal. The side-facing windows of the porch would face the neighbouring plots, however no greater degree of overlooking would be afforded compared to the existing situation, therefore neighbouring occupiers' privacy is not considered to be unduly impacted. In addition to this, no objections have been received in relation to this application and it accords with policies DM1 and SP1 of the Core Strategy.

Conclusion – No objections have been received from local residents and it does not impact upon the off-street parking provision nor the storage of refuse. The proposal complies with policies DC1, DM1 and SP1 and is not considered to significantly harm residential nor visual amenity, therefore it may be built in accordance with the approved plans and 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 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 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 revised drawing numbered '0016-002 Rev C', stamped as received by the City Council as Local Planning Authority on the 13 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 extension hereby permitted shall match those of the original building in type, size, colour and texture, as stated on the submitted application form and drawings.

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

12 Hart Road, Manchester, M14 7LE
10 Hart Road, Manchester, M14 7LE
15 Congleton Avenue, Manchester, M14 7RP
8 Hart Road, Manchester, M14 7LE
6 Hart Road, Manchester, M14 7LE
16 Congleton Avenue, Manchester, M14 7RP
14 Congleton Avenue, Manchester, M14 7RP
14 Hart Road, Manchester, M14 7LE
29 Hart Road, Manchester, M14 7LD
25 Hart Road, Manchester, M14 7LD

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)
Area Team Boundary - Name: SOUTH