MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 132348/FH/2021 |
| **Date registered valid:** | 29 November 2021 |
| **Proposal:** | Erection of single storey rear extension following demolition of existing outrigger and conservatory to provide additional living accommodation |
| **Address:** | 33 Hall Road, Manchester, M14 5HN |
| **Ward(s):** | Rusholme Ward |
| **Applicant:** | Mr Joe McHugh, 11 Craigweil Avenue, Manchester, M20 6JQ |
| **Agent (if any):** | Mr George Falzon, 5 Carrwood Road, Stockport, SK7 3EL |
| **Case officer:** | Constance Phillips<br>Tel: 0161 234 5792<br>Email: constance.phillips@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **28 January 2022** |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 13 January 2022

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 3 December 2021 Expired: 24 December 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 red brick and red tiles with a hipped roof and rounded bay windows to the front. The property features an originally single storey outrigger and an existing conservatory adjacent to this. The plot includes a driveway to the front and detached garage and long narrow garden to the rear.

## Description of area

Hall Road is residential in nature and located within Rusholme. The surrounding area is characterised by red brick family dwellinghouses, mainly arranged in semis, and benefits from its proximity to Birchfields Park, Platt Fields Park and regular bus services along nearly Wilmslow Road.

## Description of development

The applicant is seeking permission to build a single storey rear extension, following the demolition of the outrigger and conservatory, to provide additional living accommodation.

## 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, 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 a 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 extension would project from the rear elevation of the house, facing north-east. The rearward depth would be 3.65m (0.5m beyond existing), with a width of 5.1m, a height to eaves of 2.65m and a maximum height of 3.85m. It would leave a gap of 0.25m, with a gap of 0.15m to the boundary shared with the adjoining semi, No.35, and 2.1m to the boundary shared with No.31. The existing garage is to be moved 9m further down the rear garden to make room for the extension. The rearward depth accords with policy DC1 (of 3.65m) and it is considered to be subservient in height and in proportion to the existing dwelling and plot, hence the scale and siting of the proposal is considered acceptable.

**Appearance and visual amenity –** The extension would be constructed from red brickwork, smooth grey interlocking roof tiles and white uPVC to match the existing dwellinghouse, which has been conditioned. The extension would feature a mono-pitched roof containing a rooflight, with a window and French doors within the rear elevation, whilst the side elevations would form blank walls. The design of the proposal is standard for this type of development, constructed of matching materials and is considered in-keeping with development in this area. The development would not be visible from the road and therefore would not feature within the street scene of Hall Road and the property is not located within a conservation area, hence the visual amenity of the house and area are not considered to be harmed by these works, pursuant to policies DM1, DC1 and SP1.

**Residential amenity –** The extension, by way of its siting, orientation and scale, is not considered to significantly affect the levels of residential amenity currently enjoyed by the surrounding occupiers, particularly given it would replace an existing 3.15m deep conservatory. Due to the orientation, it would not overshadow the adjoining property, No.35. The neighbour on the opposite side, No.31, features its own 3m two storey extension to the rear and a shed sited along the boundary. The existing garage is to be moved 9m further down the garden, which will increase the amount of sunlight reaching No.31’s rear. There are no windows proposed for the

side elevations and no objections have been received from local residents, thus the proposal is considered acceptable in terms of impacts on residential amenity.

**Conclusion –** The storage of refuse and provision of off-street parking would remain as existing. The proposal complies with policies DM1, DC1 and SP1 and the NPPF, did not receive any objections and is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or area, therefore the development is deemed 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 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. No significant issues 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 '1140/1', '1104/2' and '1104/4', stamped as received by the City Council as Local Planning Authority on the 29th November 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 used in the construction of the existing building in colour, style and texture, as specified 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**

35 Hall Road, Manchester, M14 5HN
18 Birch Grove, Manchester, M14 5JY
31 Hall Road, Manchester, M14 5HN
34 Hall Road, Manchester, M14 5HL
32 Hall Road, Manchester, M14 5HL
30 Hall Road, Manchester, M14 5HL
20 Birch Grove, Manchester, M14 5JY
16 Birch Grove, Manchester, M14 5JY

**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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH