

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130311/FH/2021

Date registered valid: 7 May 2021

Proposal: Erection of single storey rear extension following demolition existing rear extension together with a single storey front porch.

Address: 52 Wyverne Road, Manchester, M21 0ZN

Ward(s): Chorlton Park Ward

Applicant: Chadwick / Krauklis, 52 Wyverne Road, Manchester, M21 0ZN

Agent (if any): AB Architects, 32 Rushgreen Road, Warrington, WA13 9PW

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

Recommendation: Approve

Date of recommendation: 2 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 June 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 May 2021 Expired: 4 June 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 with a grey hipped roof. The property features an original single storey rear outrigger and a glazed porch and the long plot includes a front garden, driveway and a west-facing rear garden.

Description of area

The property lies on Wyverne Road within Chorlton, a residential area of red brick semi-detached family dwellinghouses with gardens, many of which have been extended. The area benefits from its proximity to a St Werburgh's Road tram stop and Chorlton District Centre.

Description of development

The applicant wishes to demolish the existing rear outrigger and build a single storey rear extension and new front porch 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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however select policies are still considered of relevance: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):

- 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 and porch 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 rear extension would span the full width of the rear elevation facing west, and the porch would sit within the front elevation replacing an existing porch, facing east. The porch would project 1.2m forward of the principal elevation, with a width of 3m, a height of 2.6m to eaves and 3.4m to the ridge, set away from the highway, with a footprint of 3.6 square metres. The rear element would have a depth of 3.6m and a width of 5.8m, with a height to the flat roof of 3.2m and a maximum height of 3.4m to the top of the roof lantern. The rear element would be sited 0.33m from the boundary shared with the adjoining property's own rear extension at No.50. The rear extension's projection accords with that which is stipulated within policy DC1 (of 3.65m) and both extensions are considered to be subservient to the original dwelling, with acceptable siting, scale and massing, in line with policies DM1 and SP1.

Appearance and visual amenity – The extensions would be constructed of materials to match the existing dwellinghouse, which has been conditioned, including red brickwork, roof tiles and white uPVC, along with a single play roof to the rear. The rear would feature a large rooflight/lantern above a set of bi-folding doors and the porch would feature a dual-pitched roof with front gable containing glazing. The front door would be surrounded by more glazing, which would wrap around the corner facing the porch at No.54. The side elevations of the rear would comprise of blank walls. The design of both elements is standard, similar to the many porches and rear extensions which already existing within this residential area. The porch would be visible from the highway but is not far off what could be built under permitted development and is considered acceptable in appearance, in-keeping with the style of the property. Hence the proposal is not considered to significantly harm the character of the house, wider area or street scene.

Residential amenity – The rear extension is single storey and faces west, therefore the neighbour to the north, No.50, may lose some later afternoon/early evening sunlight to their conservatory, however this is not deemed significant given the scale of the proposal (3.6m deep and 3.2m tall) and the size of these gardens. The other neighbour, No.54, is sited south of the proposal and therefore should not experience a noticeable loss of sunlight, particularly given the larger gap to the boundary on this side. There are no windows proposed for the side elevations and no objections were received from local residents. Hence there are no significant concerns

regarding potential overlooking, overshadowing or overbearing issues due to its orientation and scale, pursuant to policies DC1, DM1 and SP1.

Conclusion – The refuse storage and provision of off-street parking remain as existing. The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and 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 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 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 '200', '203', '300', '400' and '600', stamped as received by the City Council as Local Planning Authority with the planning application on the 7th May 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.

Appendix 1 – List of consultees & neighbours notified

55 Wyverne Road, Manchester, M21 0ZW
50 Wyverne Road, Manchester, M21 0ZN
51 Vaughan Road, Manchester, M21 0ZL
53 Wyverne Road, Manchester, M21 0ZW
51 Wyverne Road, Manchester, M21 0ZW
54 Wyverne Road, Manchester, M21 0ZN
49 Vaughan Road, Manchester, M21 0ZL
47 Vaughan Road, Manchester, M21 0ZL

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