

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130807/FH/2021

Date registered valid: 21 June 2021

Proposal: Erection of single storey rear extensions to provide additional living accommodation

Address: 14 Ransfield Road, Manchester, M21 9QH

Ward(s): Chorlton Ward

Applicant: Mr Stephen Beed 14 Ransfield Road, Manchester, M21 9QH

Agent (if any): Mr Barry Bradley Bradley Building Design Ltd Keepers Cottage, Lyme Park, Stockport, SK12 2NS

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 June 2021 Expired: 19 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

The property that is the subject of this householder application is a brick built 2 storey mid terraced property. It is in use as a single family dwellinghouse and is identified as 14 Ransfield Road in the Chorlton ward of the City. The property has a ground floor bay to the front with an extended tiled canopy that runs across several of the properties in the terrace. There is a small walled garden to the frontage which is enclosed by a low brick wall. Pedestrian access is taken off Ransfield Road, there is no vehicular access, with the parking being reliant upon on street provision.

There is a rear yard, which is accessed from the alleyway. the boundaries to which are at least 1.8m high. The footprint of the property is 'L' shaped with the original 2 storey outrigger which is common to all the properties within the row.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential in nature, with properties of the same age and style as the property that occupies the proposal site, together with more modern- day residential additions opposite the site and further along the road. At the head of the road is the junction of Ransfield Road and Manchester Road, which at that point comprises of commercial properties in the form of retail, food and commercial properties. There is a good sustainable transport network within the area.

Description of development

The proposal is for the erection of single storey rear extensions comprising of an infill extension along the boundary with number 12 Ransfield Road. The infill extension would be 1.4m wide and would have a mono-pitch roof with the eaves being the lowest point along the boundary with number 12 Ransfield. The extension is set in slightly off the boundary along the same

elevation. There is currently a temporary storage unit on the rear of the property against the boundary of the neighbouring property at number 16 Ransfield Road. It is proposed to replace this with a permanent structure by means of the erection of a single storey brick outrigger. The extension would be 1.2m wide and would be in line with a similar structure at number 16 Ransfield Road.

It is proposed to install glazed double doors across both the rear elevation of the proposed infill extension, and the existing rear elevation. There is one small window proposed in the side elevation of the store to allow for natural lighting. This would overlook the applicants own yard area. There are no other windows proposed in the elevations, beyond the insertion of Velux style roof lights within the slope of the proposed roof. The materials to be used would match those of the existing property. The proposed extension would provide additional living accommodation in the form of an open plan living room / kitchen.

Consultations & Notification Responses

Local residents were informed- no representations have been received

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long- term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal

The principle of extending a residential property in a residential area to provide additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The application site comprises a two storey terraced property within a predominantly residential area. It is located in the Chorlton ward of the City. The site is bounded by a low brick wall to the front to the front and a mix of brick wall and 1.9m timber fencing to the rear.

The proposed single storey rear extension is a modest extension with a mono pitch roof, it projects rearwards on the same lines as the existing original outrigger. There is a high 1.9m boundary between the properties to either side of the proposal site, and it is the additional height above the existing boundary that must be taken into consideration and its impact on the neighbouring properties.

The infill extension would not extend upwards much beyond the boundary, and it has been designed with the lowest point at the eaves along the common boundary with number 12 Ransfield. There are no windows proposed in the side elevation with number 12 with the windows being proposed in the rear of the existing and proposed elevations looking out over the applicants' own garden area. There would also not be any windows in the elevation of the

storage unit along the boundary with number 16 Ransfield Road. Again, there would be no issue arising from overlooking along this elevation either given the height of the brick boundary wall between the 2 properties.

Additional natural light to the new extension would be provided by 3 Velux type roof lights within the mono-pitch roof, and as such there would be no overlooking or loss of privacy for either 12 or 16 Ransfield Road.

The materials to be used would match those of the host property. The proposal poses no detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

It is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The projection of the single storey rear extension would be no longer than the existing original outrigger, and would project no further beyond the side wall being in line with the original property. It would be on the line of the common boundary and as a mono-pitch roof it reduces the height scale and massing at its point closest to the neighbouring property. Neither the single storey infill or rear extension, could be readily seen from within the street scene.

The proposals have been sited and designed to ensure that they remain modest additions being subservient to the original dwelling house, are not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and DC18 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and appearance

The design of the proposals would complement the original aesthetic of the property in that the materials would match whilst at the same time offering a more contemporary addition. The original features have been retained and the size and scale ensures that the additions remain subservient to the main dwellinghouse. It is considered that the proposals are acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

Disabled access

Not applicable

Bins

The bins are currently stored within the rear yard, and this will remain the situation post development.

Parking

Car parking is not affected by this proposal.

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 local planning authority have worked with the applicant in a positive and proactive manner. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached.

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:

Existing Floor Plans and Elevations -1983/1- received 21st June 2021

Proposed Floor Plans and Elevations- 1983/2- received 21st June 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 extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar).

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

11 Kensington Road, Manchester, M21 9GH
5 Ransfield Road, Manchester, M21 9GZ
12 Ransfield Road, Manchester, M21 9QH
9 Kensington Road, Manchester, M21 9GH
13 Kensington Road, Manchester, M21 9GH
16 Ransfield Road, Manchester, M21 9QH

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