

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130200/FH/2021

Date registered valid: 9 June 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation

Address: 28 Woodlands Road, Manchester, M8 9LJ

Ward(s): Cheetham Ward

Applicant: Mrs Musarrat Nawaz 28 Woodlands Road, Manchester, M8 9LJ

Agent (if any):

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 14 June 2021 Expired: 5 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: No

Tree Preservation Order: NO

28 Woodlands Road relates to a semi-detached property situated in a similar row of properties. The property lies within a predominantly residential area of Cheetham in the North of Manchester. The property benefits from garden area to front and rear, off streetcar parking space and boundary screening.

The submitted application is for the erection of single storey rear glass conservatory extension to form additional living accommodation. The measurements are 2.75m projection x 4 width and 2.6 m height. The property has an existing single storey rear extension that projects from the rear elevation of the dwelling house by 3.6 m approved under planning application number 112414/FH/2016/N1 which will remain.

Consultations & Notification Responses

Local residents were informed - no representations have been received.

Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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 allowing residents to extend their homes to provide enlarged or improved accommodation is generally considered acceptable provided that there is no overriding, undue impact upon either the character of the property itself or upon the residential and visual amenity of neighbouring properties.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would merit a refusal.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The applicant proposes to erect a single storey rear conservatory extension to provide additional living accommodation.

The proposal will project off the rear wall by approximately 2.75 metres close to the shared boundary with 30 Woodlands Road, it would be in line with the existing side wall of the house on the elevation with number 26 and 30 Woodlands Road.

Given that there are single storey rear extensions at the neighbouring properties of similar dimensions to the existing extension at application address. It is considered that the introduction of an extension in this location would not unduly impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing. Furthermore, there is a brick rendered boundary wall dividing the adjoining properties annotated on the submitted plan. The applicant has also confirmed the wall would remain in situ which would prevent the occupiers of the conservatory overlooking into the neighbouring garden.

The side elevation of the extension facing towards 26 Woodlands Road would be obscurely glazed to prevent overlooking into the neighbouring property.

Siting, scale and massing

This is a single storey rear extension projecting a total of approximately 2.75metres off the rear extension of the house. The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1 and DM1 of the Core Strategy.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal.

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:

The drawing titled, ' Proposed Extension', and the Location Plan, stamped as received on the 9 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 hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture including mortar and patching up.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Prior to the first occupation of the development, the ground floor side elevation of the conservatory extension facing number 26 Woodlands Road shown on the drawing titled, 'Proposed Extension', stamped as received 9 June 2021, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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

52 Daresbury Street, Manchester, M8 9LW
30 Woodlands Road, Cheetham, Manchester, M8 9LJ
26 Woodlands Road, Cheetham, Manchester, M8 9LJ
50 Daresbury Street, Manchester, M8 9LW
48 Daresbury Street, Manchester, M8 9LW
46 Daresbury Street, Manchester, M8 9LW

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1