

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129902/FH/2021

Date registered valid: 26 April 2021

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

Address: 1 Hawthorn Road, Manchester, M40 3RH

Ward(s): Moston Ward

Applicant: Mr Paul Burns, 1 Hawthorn Road, Manchester, M40 3RH

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 May 2021 Expired: 25 May 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 application property relates to a two storey, semi-detached dwellinghouse, situated at the corner of Hawthorn Road and Moston Lane East.

The property includes front and rear gardens areas and a large side garden, enclosed by a low brick wall with hedgerow behind.

To the side of the property is a conservatory which extends across half the depth of the house. To the rear is a single storey, lean-to extension and detached, single storey garage accessed off Moston Lane East.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential character, mainly comprising two-storey, detached and semi-detached dwellinghouses.

Description of development

Planning permission is sought for the erection of a single storey side extension to form additional living accommodation, following demolition of the existing conservatory. The accommodation comprises an enlarged kitchen and downstairs WC and utility room.

The side extension extends the full depth of the property and incorporates a lean-to roof. The extension measures approximately 3.5 metres in width, leaving a gap of approximately 6 metres to the side boundary wall with Moston Lane East.

A small window to the WC is proposed to the side elevation and a small window for the utility room to the front. To the rear, bi-folding doors are proposed.

The application as originally submitted proposed a part single, part two storey rear extension. However, due to the Council's concerns surrounding over-dominance in the street-scene, with referenced to neighbouring building lines, the proposal was amended to that of single storey extension.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

040082

Conservatory at side of dwellinghouse. *Approved 6 December 1991.*

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

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

In this case, the proposed extensions is considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

Due to the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The proposed extension roughly follows the existing building line formed by the existing side conservatory and the use of lean-to roof reduce any impact of scale.

A decent gap of around 6 metres will remain to the side boundary to Moston Lane East and therefore sufficient side garden space will be retained. Views of the extension will also be largely obscured by the existing boundary treatment formed by the hedgerow to the front and rear.

In terms of the building line, due the curvature of the road along Moston Lane East and the relationship of properties to the south, any impact upon the street-scene can be sustained at single storey level without being unduly prominent. The impact is again lessened by the screening afforded by the by existing boundary treatment.

Given the above, it is considered that the proposed extension accords with the aforementioned policy and guidance.

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.

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 materials to be used on the external surfaces of the extension hereby permitted, shall match those of the existing building in type, size, colour and texture.

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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan and drawings numbered 21/402/07A, 21/402/05B, 21/402/01B and 21/402/02B received by the City Council as Local Planning Authority on 31 March 2021 and 22 June respectively.

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

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extension hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Hawthorn Road, Manchester, M40 3RH
152 Moston Lane East, Manchester, M40 3QL
153 Moston Lane East, Manchester, M40 3GJ
147 Moston Lane East, Manchester, M40 3GJ
141 Moston Lane East, Manchester, M40 3GJ
135 Moston Lane East, Manchester, M40 3GJ
131 Moston Lane East, Manchester, M40 3GJ
145 Moston Lane East, Manchester, M40 3GJ
160 Moston Lane East, Manchester, M40 3GH
4 Hawthorn Road, Manchester, M40 3RH
151 Moston Lane East, Manchester, M40 3GJ
149 Moston Lane East, Manchester, M40 3GJ
143 Moston Lane East, Manchester, M40 3GJ
139 Moston Lane East, Manchester, M40 3GJ
133 Moston Lane East, Manchester, M40 3GJ
3 Hawthorn Road, Manchester, M40 3RH

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH1