

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129957/FO/2021

Date registered valid: 15 June 2021

Proposal: Erection of proposed part single, part two storey side extension and single storey and first floor rear extensions to provide additional living accommodation

Address: 42-44 Vaughan Road, Manchester, M21 0YL

Ward(s): Chorlton Park Ward

Applicant: Mr F Khan & Mr R R Khan, 42-44 Vaughan Road, Manchester, M21 0YL

Agent (if any): David Ormesher Holborrow & Ormesher Via Email

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 10 August 2021



Application details

Type of application: Full Householder Application

Development type: Minor Other

Date of site visit: 26 July 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 June 2021 Expired: 14 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application site concerns a pair of inter-war red brick semi-detached houses situated on the western side of Vaughan Road in the Chorlton Park ward. The gable ended semi's each have identical front porches and a joined canopy over ground floor bay windows.

There are block paved driveways to each dwelling and gaps at the side to each neighbouring dwelling.

Both properties have a joint 3 metre deep, single storey extensions across the rear elevation.



Description of area

The site is within a short residential street of similar houses running north to south between Kings Road to the north and Egerton Road South to the south.

Description of development

Erection of proposed part single, part two storey side extension and single storey and first floor rear extensions to provide additional living accommodation.

The extended property provides an enlarged kitchen/dining room, study, utility room and WC at ground floor and additional/enlarged bedrooms and bathrooms at first floor.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Policy

Policies DC1 of the Unitary Development Plan

Policies SP1, DM1 and EN19 of the Manchester Core Strategy

Issues

Principle

The joint application is for extensions to 2no. residential properties which have both been previously been extended at ground floor. The proposal provides a study, WC, utility room and extended kitchen/dining room at ground floor, and bathroom and extended bedroom 3 and 4 at first floor.

Saved UDP policy DC1 permits residential extensions to meet changing household needs subject to satisfactory compliance with those policy areas covering residential and visual amenity, parking and bin storage.

Residential amenity

The proposal extends the ground floor of each property from the original rear wall by 5.9 metres following demolition of the existing 3 metre rear extension to each property. Although this depth is relatively long, current guidelines for larger home extensions permit single storey rear extensions up to 6 metres on semi-detached properties. The applicant could therefore pursue extensions to this length via the Prior Approval route.

The rear extension reduces to 3 metres off the original elevation at first floor with no projection beyond the side walls. There are no concerns regarding these elements of the proposal on the amenity of either occupier due to overshadowing or the rear extensions being overbearing.



Each application site and the relationship to adjacent properties; No.46 (left) and No.40 (right)

At the side, each property proposes a 1.4-metre wide extension for a WC, utility room and study with extended bedroom and bathroom at first floor. Gaps of 970mm to each boundary will be maintained and the WC window will be obscurely glazed.

Both neighbouring properties, No.46 to the north and No.40 to the south have single storey side extensions built to the boundary and with no side windows. As each proposal maintains a gap and only a small obscurely glazed WC window is proposed with no encroachment, there are no concerns that either neighbour will experience any loss of amenity.

Visual amenity

The extensions have an acceptable impact on visual amenity.

The 2-storey side extensions are sited to make the best use of the internal layout and constraints of each property whilst establishing a sense of subservience. This is achieved by setting back the first-floor side extension on each property by 1.97 metres off the front elevation and by being only 1.4 metres wide.

As seen from the front elevation, each extension mirrors the other with a 646mm set down gable roof ridge and front-facing bathroom and study windows that line through with the original on each dwelling.

The set back and set down roofs are enough to mitigate any terracing effect and establish a precedent which each adjacent neighbour would also be required to repeat to maintain the character of semi-detached dwellings in the street scene.

Although not visible in the street scene, at the rear, first-floor extensions are below the guidance in saved UDP policy DC1.3.

The eaves height of each ground floor extension is 2.6 metres with a maximum height of 3.5 metres to the rear hipped roofs. The eaves of the first-floor lines through with the original at 5.2 metres and all materials are to match the existing which will help the extensions to assimilate well with the original. This is managed by way of the materials condition at the end of this report.

Parking

No development comes forward of the front elevation so no loss of the existing levels of parking at each property would result from any approval.

Bin storage

Acceptable gaps at the side of each property of 970mm are retained which is enough to enable bins to be stored off the front elevation to the benefit of the visual amenities of the street scene.

Conclusion

The proposal represents an acceptable amount of development with the ground floor element capable of being erected under a Prior Approval, subject to no objections.

The siting, scale, height and design of the extensions are typical of domestic extensions in the street scene and relate appropriately to each dwelling.

Sufficient space is retained to meet the amenity needs of existing and future occupiers in terms of garden space, parking and bin storage, the latter potentially being accommodated at the side.

Based on the above, the proposal is acceptable and in accordance with saved UDP policy DC1 and with Core Strategy policies SP1, DM1 and EN19.

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 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 in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate

conditions and for the reasons outlined in the delegated report. The proposed extensions raised no concerns on public notification and the application has been determined in a timely manner.

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 received on the 15th of June 2021 or as stated:

Application Form

Drawing - Location Plan, Ref: 16

Drawing - Existing Floorplans Refs: 01 and 02

Drawing - Existing Elevations Ref: 03

Drawing - Proposed Floorplans and Elevations Ref: 10

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) 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, as stated on the Application Form.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy DM1 of the adopted Core Strategy for the City of Manchester.

4) Before first occupation of the extensions hereby approved, the ground floor WC's on each side elevation and the enlarged first floor bathrooms with windows on each front elevation shown on the Proposed Floorplans and Elevations drawing 10, 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

45 Vaughan Road, Manchester, M21 0ZL
40 Vaughan Road, Manchester, M21 0YL
41 Vaughan Road, Manchester, M21 0ZL
43 Vaughan Road, Manchester, M21 0ZL
47 Lambton Road, Manchester, M21 0ZJ
44 Vaughan Road, Manchester, M21 0YL
49 Lambton Road, Manchester, M21 0ZJ
45 Lambton Road, Manchester, M21 0ZJ
43 Lambton Road, Manchester, M21 0ZJ

46 Vaughan Road, Manchester, M21 0YL

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