

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130183/FH/2021

Date registered valid: 12 May 2021

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

Address: 31 Warmley Road, Manchester, M23 9DH

Ward(s): Brooklands Ward

Applicant: Mr Resham Singh 31 Warmley Road, Manchester, M23 9DH

Agent (if any): Mr Amar Singh Egan 42 Woodhall Avenue, Manchester, M45 7QF

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

Recommendation: Approve

Date of recommendation: 2 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28th June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 May 2021 Expired: 8 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

The application site comprises of a 2 storey semi-detached residential dwelling house situated along Warmley Road within the Brooklands ward of Manchester. It is identified as 31 Warmley Road. The front has flat windows to the ground and first floor and a small canopy over the front door. There are gardens at the front and rear with the front being paved and gravelled with some shrub planting. The front boundary is a concrete panel and timber fence to 1 m in height. There is space for one off road parking space to the front of the property. Boundary treatment to the rear garden consists of timber panel fencing and very dense established planting. The adjoining property at number 33 Warmley Road is 2 storey and is in use as cottage flats.

The roof is hipped which is the predominant style within the immediate area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with properties of a similar age appearance and footprint to the proposal site. Many of the properties within the area have undergone external changes ranging from small modest additions to roof extensions and larger rear modifications.

Description of development

The proposal is for the erection of a single storey rear extension following demolition of the existing detached outrigger building. The proposed extension would stretch along the rear of the property with a width of 7.09m and would have a rearward projection of 3.81m. It would provide additional living accommodation in the form of an open plan kitchen and dining room. The internal layout would be re-configured to provide two lounge areas and a downstairs WC / shower room. The extension would have a mono-pitch roof and the proposed materials would

match those of the existing property. There are no windows proposed in the side elevations, with French doors and one window in the rear elevation overlooking the applicants own garden.

Consultations & Notification Responses

Local Residents -were informed, one representation has been received from a neighbouring property, which supports the proposal.

Issues

Policy

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 EN 3 Heritage
- 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

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation in a residential area 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 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 warrant refusal of the application.

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

To the rear of the property is a small freestanding outrigger, which is to be demolished to facilitate the proposed extension. The boundary to the elevation with number 33 is densely planted with hedging and shrubs. Some of this will be thinned out to enable the erection of the physical structure, however much of it will remain. There are no windows proposed in the side elevations, with the windows being proposed in the rear, together with 2 Velux windows in the proposed roof slope. The extension itself is modest and of materials to match both the host property and those within the immediate vicinity of the proposal site. The proposed extension

would run across the full width of the rear projecting 3.8 m and would be of brick construction. Whilst it would project from the rear, it would take number 31 Warmley Road no closer to the neighbouring properties than currently exists it is not considered that it would have a detrimental impact. As such loss of privacy or overlooking would not present as issues. There would be sufficient garden area retained for the occupants of number 31 Warmley Road following construction.

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.

Visual Amenity

As the proposed extension is on the rear of the property, and does not project sideways, it is not readily viewed within the context of the street scene. The materials proposed would match the host property. It is not considered to have a detrimental impact upon the property itself, nor the area within which it is located.

Scale and Mass

The size and footprint of the proposed extension is comparable to that of many single storey extensions within the area, there is already a structure that occupies part of the proposed footprint which will be demolished, and at single storey the scale and mass of the proposed extension is sympathetic to the host and neighbouring properties. It is therefore considered that the scale and appearance of the proposed extension is satisfactory and whilst it is slightly longer in projection than policy DC1, is considered to broadly accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials these would match the existing property. The design is detailed as what is normally expected of such a structure with several properties having benefited from similar development and would not unduly impact upon the property itself or 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 EM1 and in general the design is considered acceptable

Refuse Storage

The bins are currently stored on the side of the property within a small recessed area at the head of the driveway and brought kerbside on collection day, this would remain the situation post development.

Parking

The existing car parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing. It would allow the occupiers to adapt their home to meet their needs, without unduly affecting the amenities of the adjoining neighbouring properties.

For the above reasons, it is considered that the proposal broadly accords with saved UDP policy DC1 and policies SP1 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

There were no issues that arose whilst determining the application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

781/1b- Existing and Proposed Floor Plans and Elevations received by email from Amer Egan 15th July 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), and those stated on the submitted drawing and Householder 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.

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

4 Swalecliff Avenue, Manchester, M23 9DJ
70 Warmley Road, Manchester, M23 9DQ
37 Warmley Road, Manchester, M23 9DH
68 Warmley Road, Manchester, M23 9DQ
25 Warmley Road, Manchester, M23 9DH
66 Warmley Road, Manchester, M23 9DQ
2 Swalecliff Avenue, Manchester, M23 9DJ
35 Warmley Road, Manchester, M23 9DH
33 Warmley Road, Manchester, M23 9DH
29 Warmley Road, Manchester, M23 9DH

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