

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129665/FH/2021

Date registered valid: 12 March 2021

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

Address: 157 Egerton Road South, Manchester, M21 0XD

Ward(s): Chorlton Park Ward

Applicant: Ms Sudha Fannon, 157 Egerton Road South, Manchester, M21 0XD

Agent (if any):

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30.04.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 March 2021 Expired: 9 April 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

This application relates to a two storey semi detached property. The property has a stepped front elevation, with a single storey bay and porch beneath a canopy on the forwardmost part of the elevation. This part of the building Has a gable. The property is brick at ground floor level with render above with brick detailing. There is a deep front garden and a drive to the side of the property. Other than a porch at the side of the front bay window the property is unaltered.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area.

Description of development

Consent is sought to erect a single storey extension on the front elevation at the side of the step in the elevation. The extension would have a hipped roof and be constructed of matching brick. The extension would be 1.6 metres wide and project to the front face of the bay window with the roof linking into the existing canopy. The extension would have a small window in the front elevation. The extension would form a wc.

Consultations & Notification Responses

Local residents

No representations received.

Policy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Saved Unitary Development Plan policy DC1 establishes the principle of extending a property to meet the changing needs of the occupiers.

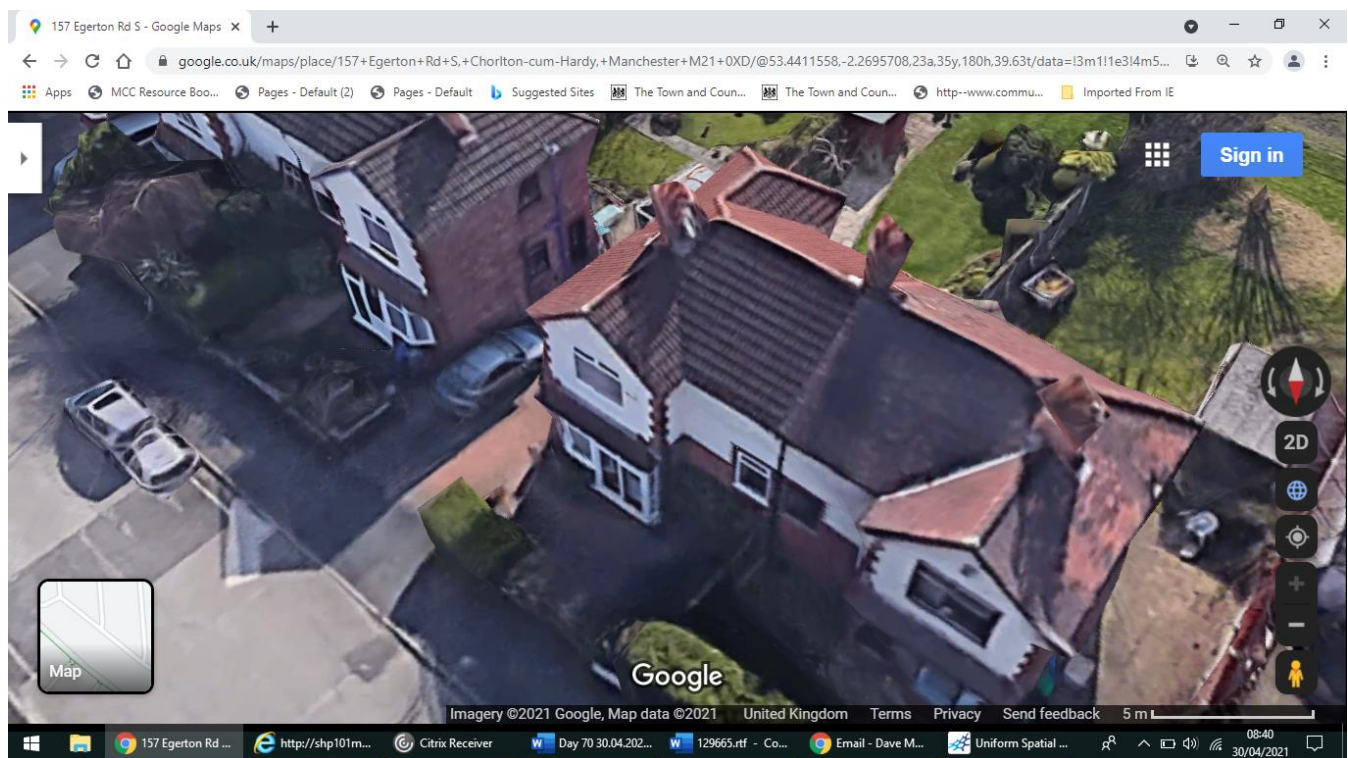
Issues

Principle

The proposed development accords with the principle of extending a property to meet the changing needs of the occupiers, in this case through the provision of a downstairs toilet.

Scale

Whilst front extensions are normally considered problematic, in this case the extension is quite small and nestles in a step of the building. As such the scale is considered acceptable.



Design

The design ties into the existing bay and canopy on the building and is generally considered to be acceptable in terms of its design.

Residential Amenity

The extension is sufficiently far from adjoining properties to give rise to no issues in terms of privacy or overbearing impact.

Refuse

Refuse storage is not affected by the proposal

Parking

Parking is not affected by the proposal.

Conclusion

This is a small extension nestling in the step in the front elevation and tying in to existing details on the building. The proposed development is therefore considered acceptable.

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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this 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 development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing 02 Received 9 March 2021

Drawing 06 Received 9 March 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 development hereby approved shall be constructed using the materials specified on the application forms.

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 policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

23 Ellesmere Road South, Manchester, M21 0TE
159 Egerton Road South, Manchester, M21 0XD
155 Egerton Road South, Manchester, M21 0XD
126 Egerton Road South, Manchester, M21 0XJ

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) -
Area Team Boundary - Name: SOUTH