

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129618/FH/2021
Date registered valid: 10 March 2021
Proposal: Erection of single storey rear extension and front porch to provide additional living accommodation
Address: 189 Withington Road, Manchester, M16 8HF
Ward(s): Whalley Range Ward

Applicant: Mr Kasim Hanif, 189 Withington Road, Manchester, M16 8HF
Agent (if any): Mr Hasnaat Saeed, 1 Bank Street, Accrington, BB5 4HH
Case officer: Linda Marciniak
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Recommendation: Approve
Date of recommendation: 19 July 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None during Covid-19 pandemic

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 March 2021 Expired: 5 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

The application site is an inter-war semi-detached dwelling house situated on the eastern side of Withington Road in the Whalley Range ward. There is a small 2.5m² porch at the front facing a driveway for 2-3 cars and garden area.

The property sits on a long rectangular plot, the rear garden extending to 53 metres and is set back from the main road by 13.5 metres.

At the rear of the site is a single storey lean to extension with conservatory alongside to the boundary with No.187, both being 3.2 metres in length.

The materials to the front elevation comprise red brick, red interlocking tile to the hipped roof and white painted timber fascia between bay windows.

The property is orientated east-west with the rear facing west.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is residential comprising a mix of 2-storey inter-war semi-detached housing as the site and 3-storey Victorian mansion-type villas often converted to flats.

Description of development

Erection of single storey rear extension and front porch to provide additional living accommodation.

The extension has been amended to reduce the length from 9.5 metres to 6.0 metres following negotiations.

The width is 7.7 metres, height to eaves of 2.6 metres and 4.4 metres to the ridge.

The front porch projects 2.3 metres off the front elevation with a width of 3.7 metres and height of 3.9 metres.

The extension provides an extended kitchen/dining room and utility room whilst the porch also includes a WC.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

The following policies are relevant to this application:

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o DC1 for Residential Extensions
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o DM1 - Development Management
- o SP1 - Spatial Principles
- o 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

The proposal is for extensions to a residential property to form additional living accommodation for which provision is made in saved UDP policy DC1. It is therefore acceptable in principle subject to satisfactory compliance with those policies in the development plan which relate to residential and visual amenity, parking and bin storage.

Residential amenity

The proposal extends the rear of the property to increase the overall footprint providing extended kitchen / dining space and utility room and a porch at the front. A single storey outrigger and infill lean-to conservatory will be demolished at the rear as part of the proposal.

The extensions are considered to have acceptable impacts on residential amenity. As the rear extension is single storey only and a 6-metre extension, with 0.4metre lower ridge could otherwise be built under Class A Permitted Development, there are no concerns that the extension will unduly impact on residential amenity. The extension would in any case abut the brick elevation of the extension at No.187 which extends beyond the rear building line of the proposed extension.

Two windows and a door are proposed on the north side for the kitchen and utility room. These would be sited 5.54 metres off the southern boundary and, being at ground floor with an intervening fence in between, would not give rise to any intrusive overlooking towards No.191 Withington Road which is a large 3-storey Victorian dwelling converted to flats with no windows at the side.

The applicants originally sought an extension that was in excess of 9 metres based on the fact of the longer extension at No. 187. This is 7.75 metres with no planning history and so could not be considered as the basis for an acceptable extension at the application site.

Based on the above, the rear extension is considered to have acceptable impacts on residential amenity.

The front porch projects 2.3 metres off the front elevation with a width of 3.7 metres and height of 3.9 metres to a dual-pitched roof. There are no residential amenity concerns arising from the porch.

Visual amenity

The rear extension will have no visibility from the highway but is designed to be a simple and proportionate amount of development to provide extended living accommodation.

It has a simple rectangular plan form and dual-pitched roof with 4no. rooflights. The rear elevation has large bi-fold doors and apex glazing which will help relieve the mass of brickwork.

The materials are proposed to match the existing which will help the extension to assimilate with the main dwelling.

The porch is of a traditional design constructed of brick materials to match the existing and a dual pitched roof with apex glazing.

Both extensions are of a type which are common in the street scene and would not appear incongruous or out of character with the style of extensions in the immediate area.

On the basis of the above, the proposal is in accordance with saved UDP policies DC1.1d and DC1.2a and c.

Car parking / Bin storage

Car parking can be accommodated in front of the porch given that the dwelling has a porch at present and the length of front garden / driveway area is 13.35 metres. This will reduce to 11.3 metres following any approval, which is still sufficient to park 1 or 2 cars off street following any approval.

Bins can continue to be stored on the 5.54-metre wide path to the south side of the property, without any loss of amenity space and to the benefit of the street scene.

For the above reasons, the proposal accords with the provisions of the development plan for Manchester specifically with regards to saved UDP policy DC1 and to 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 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 extension raised no objections on consultation.

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:

Application Form 08 Mar 2021

Drawing - Location Plan 08 Mar 2021

Drawing - Site Plan 08 Mar 2021

Drawing - Existing Floor Plans and Elevations 08 Mar 2021 WIT-01-20

Drawing - Proposed Floor Plans and Elevations 07 July 2021 WIT-02-20 Rev 1C

Photos 10 Mar 2021

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 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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4. Before first occupation of the extensions hereby approved, the ground floor WC in the extended porch on the front elevation, shown on drawing number WIT-02-20 Rev 1C received by email on the 7th July 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 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

7 Denis Avenue, Manchester, M16 8HY
187 Withington Road, Manchester, M16 8HF
191 Withington Road, Manchester, M16 8HF
185 Withington Road, Manchester, M16 8HF
8 Denis Avenue, Manchester, M16 8HY

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH