

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129408/FH/2021

Date registered valid: 25 February 2021

Proposal: Erection of a replacement porch following demolition of existing porch

Address: 20 Winsford Road, Manchester, M14 7HA

Ward(s): Fallowfield Ward

Applicant: Mr Ian de Cordova, 20 Winsford Road, Manchester, M14 7HA

Agent (if any): N/a

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 July 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 26 February 2021 Expired: 19 March 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey, semi-detached C3 dwellinghouse of red brick and rough white render, with a grey tiled hipped roof. The property features a small dated uPVC porch to the front and the plot includes a large front and rear garden along with driveway.

Description of area

Winsford Road is residential in nature and characterised by similar semi and quasi-semi-detached family dwellinghouses with gardens, a mixture of owner-occupied and social housing stock. It is located close to the junction of Wilbraham Road and Princess Parkway, within the Fallowfield ward.

Description of development

The applicant wishes to demolish the small uPVC porch to the front and replace it with a larger porch to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but some policies are still considered of relevance.

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM 1 - Development Management

- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2019), in particular:

- Chapter 12 – Achieving well-designed places

-

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a front extension to form a porch for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale, appearance and to the effect it may have upon existing levels of residential and visual amenity.

Siting, scale and massing – The porch would occupy a space in the existing footprint where one half of the the principal elevation steps back from the other, replacing the small existing 1.1m x 1.2m porch. It would project 2.1m, to come flush with the outer principal elevation and would had a width of 3.6m, coming flush with the outer side elevation, creating approx. 7.56 square metres of floorspace. It would have a height to eaves of 2.4m and a maximum height of 3.4m. The porch would be sited approximately 6m from the public highway and approximately 2m from the nearest shared boundary, which is that which it shares with No.22. The proposal exceeds the threshold for porches built under permitted development in footprint by 4.56m² and exceeds the height limit by 0.4m, however it would be proportional to the dwellinghouse and does not project beyond the original front and side elevations, therefore the location, scale and massing of the proposal is considered acceptable.

Design, appearance and visual amenity – The proposal would be rendered in white with grey roof tiles and uPVC glazing/door to match the existing dwellinghouse. The porch would feature a mono-pitched tiled roof containing a large rooflight and the front elevation would contain a uPVC door. The size and design are standard for this type of development and is considered in-keeping with the dwellinghouse and area. Due to the scale, not projecting beyond the outer walls of the original house, with a regular roof height, along with the setback from the highway and the location outside of a conservation area, the proposed porch is not considered to significantly impact upon the visual amenity of the Winsford Road streetscene, nor harm the appearance of the property itself, particularly as it would arguably blend in better with the rest of the property than the existing structure.

Residential amenity – The porch is sited approx. 2m from the nearest boundary, shared with No.22, with no windows facing towards the neighbour. By way of its scale and siting, the porch would not give rise to overshadowing of the surrounding occupiers and is not thought to harm the existing levels of residential amenity by way of impacting privacy, outlook or sunlight. In addition to this, no objections have been received in relation to this application.

Conclusion – No objections have been received from local residents and it does not impact upon the off-street parking provision nor the storage of refuse, which would both continue to accord with policy DM1. The proposal also complies with policies DC1 and SP1 and is not

considered to significantly harm residential nor visual amenity, therefore it may be built in accordance with the approved plans and the following conditions.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing titled 'Proposed plans' stamped as received by the City Council as Local Planning Authority on the 2nd July 2021.

Reason - To ensure 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 extension hereby permitted shall match those specified on the submitted application form, including white render, uPVC and roof tiles to match the existing dwellinghouse.

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.

Appendix 1 – List of consultees & neighbours notified

5 Bowdon Avenue, Manchester, M14 7HD
3 Bowdon Avenue, Manchester, M14 7HD
22 Winsford Road, Manchester, M14 7HA
21 Winsford Road, Manchester, M14 7HA
19 Winsford Road, Manchester, M14 7HA
18 Winsford Road, Manchester, M14 7HA
17 Winsford Road, Manchester, M14 7HA
7 Bowdon Avenue, Manchester, M14 7HD

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