

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129583/FH/2021

Date registered valid: 10 March 2021

Proposal: Erection of single storey rear extension following demolition of existing conservatory to form additional living accommodation

Address: 278 Mauldeth Road West, Manchester, M21 7TG

Ward(s): Chorlton Park Ward

Applicant: Mr Shahid Hussain, FMB Design Ltd 2 Amani Street, Manchester, M14 7TL

Agent (if any): Mr Michael Baluwa, FMB Design Ltd 2 Amani Street, Manchester

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

Recommendation: Approve

Date of recommendation: 21 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 March 2021 Expired: 1 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 comprises a 2 storey semi-detached residential dwelling house situated along Mauldeth Road West within the Chorlton Park ward area of Manchester. It is identified as 278 Mauldeth Road West. The front has gable fronted bay windows. There are gardens at the front and rear with an attached garage along the side and off- road car parking to the front. Boundary treatment consists of brick boundary wall and some foliage and timber fencing with some soft landscaping. The garage is not used for parking vehicles and has a large glazed window in the front elevation which is covered from the outside by a roller shutter.

The roof is hipped which is the predominant style within the immediate area. Most of the properties within the area have undergone external changes ranging from small modest additions to roof extensions and larger rear modifications.

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.

Description of development

The proposal is for the erection of a single storey rear extension to connect to the existing garage, following demolition of the existing conservatory to the rear of the property. The rearward projection would overall be 6 m, however that incorporates the space taken up by the existing conservatory and is not in addition to that.

Consultations & Notification Responses

Local residents were informed - no representations have been received.

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.

Issues

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 single storey conservatory and a 2 storey flat roof extension. To the side and extending outwards to the rear is an attached garage which it appears to no longer be used for the parking of vehicles as the garage door has been replaced with a glazed window and roller shutter. The applicant proposes to erect a single storey rear extension which would extend across to part way along the side wall of the existing garage, thereby filling in the gap from the conservatory to the garage. At 6m rearward projection it is quite long, however approximately 3m of that was occupied by the existing conservatory which is to be demolished. The extension would run along the common boundary with number 276, which themselves have a single storey rear extension up to the common boundary that runs the full width of the house.

The proposed extension to number 278 Mauldeth Road West whilst long would only project a modest amount beyond the extension on 276, and at single storey, and with a 1.8m high boundary fence between the 2 properties, it is not considered that the proposal would have a

detrimental impact upon the residential amenity currently enjoyed by the occupants of 276. The projection off the rear wall would be 6.0 metres approximately with a flat roof. The extension would have a width of 6.05 metres to a total height of 4.0 metres approximately. Given that the adjoining semi has an existing single storey rear extension, it is not considered that the rearward projection of 6.0 metres would provide a harmful addition to the rear.

To the boundary with number 280 Mauldeth Road West is the side elevation of the garage that runs between the 2 properties, and as such the extension would not be highly visible from that property

The property at 278 benefits from a good- sized rear garden, the plot is set at right angle to the properties on Mellowstone Drive, and such the juxtaposition is garden to garden. Therefore, at single storey and with established boundary treatments between properties there are no issues with overlooking or loss of privacy.

Bi folding doors are proposed on the rear elevation with two roof lights which are considered would not provide any overlooking or loss of privacy to surrounding neighbouring properties.

In terms of residential amenity, 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.

Scale and Mass

The size and footprint of the proposed extension is comparable to that of the larger homes extension, and there have been no representations from neighbouring properties. There are extensions of similar size within the area and it is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and 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 whilst they are not fully in brickwork, a colour through render would be used which provide a light reflecting contrast to the brickwork. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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

Refuse storage is unaffected by this proposal as the bins are currently stored alongside the property, and this would remain the situation.

Parking

The existing car parking arrangements are unaffected by this proposal, there is space in curtilage for several vehicles.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

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:

PL/101 Rev A- Existing Elevations

PL/102 Rev A- Existing Roof and Floor Plan

PL/103 Rev A- Proposed Elevations and Sections
PL/104 Rev A- Proposed Floor Plans and Roof Plan
PL/105 Rev A- Location Plan
All received 3rd 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 materials to be used shall match those of the existing building in size colour and texture including mortar and patching in. Notwithstanding the details relating to the render shown on plan ref PL/103/Rev A and application form received 3rd March 2021 the render to be applied shall be a colour through render and not a painted surface render, and once applied shall thereafter be maintained for as long as this remains the finished surface.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

280 Mauldeth Road West, Manchester, M21 7TG
276 Mauldeth Road West, Manchester, M21 7TG
1 Mellowstone Drive, Manchester, M21 7RJ

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