

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129984/FH/2021

Date registered valid: 9 April 2021

Proposal: Erection of single storey side and rear extension to form additional living accommodation

Address: 7 Hampton Road, Manchester, M21 9LA

Ward(s): Chorlton Ward

Applicant: Mr Kai & Mrs Cath Luckham, 7 Hampton Road, Manchester, M21 9LA

Agent (if any): Mr. Sunil Nandha, Ibelin Architecture, 59 Kensington Road, Manchester, M21 9WU

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.05.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27.05.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 April 2021 Expired: 11 May 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 site

The application property is a two storey semi-detached property of red brick with first floor white render, two storey projecting bay at the front, single storey outrigger to the rear and detached garage to the side. The property has previously been extended with a rear roof dormer, although no planning history is available for this it is presumed permitted development rights have been utilised for this installation and it has been in place since at least 2008 according to online street images. The surrounding area is predominantly residential.



The proposal

The application proposals are for a single storey side and rear wrap around extension to form additional living accommodation with a flat roof and parapet to the side and monopitched roof to the rear, this would be constructed following the demolition of the existing single storey rear outrigger that extends approximately 3.4 m from the rear wall. The extension would project rearwards by approximately 4.05 metres from the rear wall, would be set in by 2.9 metres to the boundary with the adjoining property and wrap around the side with a maximum projection from the side wall of 2.1 and a depth of 10 metres, set back from the front elevation by 2.4 metres. new entrance door into the property would be formed in the side extension facing forwards towards the street. The height to eaves of the extension would be approximately 2.4 metres with an overall height of 4.2 metres at the rear and 4.4 metres to the side. Materials to be used in the construction of the extension would be to match the existing property.

Consultations & Notification Responses

Neighbouring properties were notified of the proposals no responses were received.

Policy

Relevant policy to this application is contained in the NPPF (2019) and Core Strategy policies DM1 and SP1.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester,

East Manchester and Central Manchester Regeneration Areas.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income; protect and enhance the built and natural environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

Policy DC1.2 states extensions will be allowed subject to:

- a. They are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Issues

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity - The proposals are located adjacent to a driveway and garage associate with number 32 Daresbury Road as such the side extension element is well located not to give rise to impacts on nearby residential properties. The rearward projection of the extension is marginally longer than that generally accepted under policy DC1 (3.65 metres) but there would remain substantial garden and together with the set off from the boundary with the adjoining neighbour (similar to the existing outrigger) it is not considered to have unacceptable impacts on residential amenity in terms of outlook, overshadowing or loss of daylight. Likewise whilst a side sliding door is proposed in the rear extension facing number 5 Hampton Road the distance and vegetation and fencing on the boundary would assist in ensuring there would be no unacceptable impacts on residential amenity. This relationship is similar to the one of the existing outrigger which is shown as having a sliding side door.



Rear view showing existing outrigger

Character of the Area - The side extension would be viewable from the street, given the set back and choice of materials it is not considered that the proposals would give rise to harmful impacts on the street and character of the area.

Other matters- There would remain adequate space within the rear yard for the provision of refuse bins and a gap of 1 metres is retained from the side extension and the property boundary. Off road car parking provision would still be available to the property.

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

The application has been determined in a positive and proactive manner in this instance no issue have arisen during consideration of the proposals and a decision has been issued within statutory timescales.

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 references: 011 Issue P 'existing and proposed site plan'; 012 Issue P 'proposed ground floor plan'; 013 Issue P 'proposed first floor plan' ; 017 Issue P 'proposed rear elevation'; 018 Issue P 'proposed side elevation' ; 019 Issue P 'proposed side elevation'; 020 Issue P 'proposed side elevation' all date stamped as received by the City Council on 9th April 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 outbuilding hereby permitted shall be arranged and match those of the existing dwellinghouse in type, size, colour and texture and as indicated on the approved drawings.

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

8 Hampton Road, Manchester, M21 9LA
6 Barway Road, Manchester, M21 9JZ
4 Barway Road, Manchester, M21 9JZ
32 Daresbury Road, Manchester, M21 9WA
30 Daresbury Road, Manchester, M21 9WA
5 Hampton Road, Manchester, M21 9LA

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH