

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129709/FH/2021
Date registered valid: 15 March 2021
Proposal: Erection of part single, part two storey side extension following the demolition of existing single storey side extension and associated elevational alterations
Address: 12 Penarth Road, Manchester, M22 4AR
Ward(s): Northenden Ward

Applicant: Cheryl Stott, 12 Penarth Road, Manchester, M22 4AR
Agent (if any): Mr James De Santis James De Santis Architect 406 Buxton Road, Macclesfield, SK11 7EP
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 24th May 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 29 April 2021 Expired: 9 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

Description of area

The property is semi-detached, with bay window to the front, set back front entrance, and hipped roof. There is off-street parking to the front of the property, with a large gap to the side leading to a rear garden. There is an existing part single part two storey rear extension. The property is within an established residential area which is predominantly characterised by family dwelling houses, many with low lying fence and hedging by way of a boundary treatment to the front.



Description of development

Erection of part single, part two storey side extension following the demolition of existing single storey side extension and associated elevational alterations

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation 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.

History

There are two previous planning applications relating to this site as follows:

Planning reference number F02538 for garage at side of existing house. This application was approved on 24th April 1975.

Planning reference number F04630 for 2-storey extension rear of dwelling house to form increased living-room and bedroom space. This application was approved on 21st June 1976

Residential Amenity

The applicant proposes the erection of part single, part two storey side extension following the demolition of existing single storey side extension and associated elevational alterations. There are two elevations to the front of the property with an existing part single part two storey rear extension. Following raised concerns by the City Council, the agent/applicant amended the plans by reducing the length along the side and removing the first floor element which initially projected beyond the rear wall of the house. The amended plans are considered acceptable and have addressed the City Council's concerns.

Ground Floor

The ground floor element of the proposal would be in line with the front porch of the house measuring in width 3.903m at the front and reducing in width at the rear to 2.2m close to the shared boundary with no. 10 Penarth Road. The proposal would extend along the side adjoining an existing rear extension on the rear of the property with a mono pitch roof to the front and rear. Windows would be to the front and rear. No windows are on the side.

First floor

The first floor would be set back from the ground floor extension measuring 3.903m in width to the side boundary extending along the side and in line with the original back wall of the property to a width of 2.513 m. The roof would be hipped to reflect the current design of roof on the property. Windows are to the front and rear with no windows proposed on the side elevation.

The impression of subservience is achieved by the setback from the front and set down from the original height of the roof. Given the projection, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property. It is acknowledged that there would be some form of impact given by the proposed two storey side extension, however given the relationship to the shared boundary together with the setback from the front wall of the property it is considered that the harm caused would be minimum and therefore would not warrant refusal of the application.

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.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to 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. In terms of the proposed materials it is intended to use matching bricks and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side

and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Bins

Bins are annotated on the plans as being stored at the front of the property along the shared boundary with no. 10 Penarth Road. The storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working 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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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 21st May 2021 numbered 02 Revision A Proposed Block Plan

Received on 21st May 2021 numbered 31 Revision B Proposed Plans

Received on 21st May 2021 numbered 32 Revision B Proposed Elevations

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 hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

14 Penarth Road, Manchester, M22 4AR
13 Penarth Road, Manchester, M22 4AG
9 Penarth Road, Manchester, M22 4AG
19 Penarth Road, Manchester, M22 4AG
17 Penarth Road, Manchester, M22 4AG
15 Penarth Road, Manchester, M22 4AG
11 Penarth Road, Manchester, M22 4AG
19 Roundwood Road, Manchester, M22 4AU
17 Roundwood Road, Manchester, M22 4AU
10 Penarth Road, Manchester, M22 4AR

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 45M
Area Team Boundary - Name: SOUTH