

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133690/FH/2022
Date registered valid: 5 May 2022
Proposal: Erection of a first-floor side extension to form additional living accommodation
Address: 46 Northumberland Way, Manchester, M22 4UG
Ward(s): Sharston Ward
Applicant: Dr Saleema Kauser 46 Northumberland Way, Manchester, M22 4UG
Agent (if any): Mr Benjamin Maguire BM Architectural Designs Apartment 8, 224 Great Clowes Street, Salford, M7 2ZS
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 8 June 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: April 2022 – see photos on 132960 file

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 17 May 2022 Expired: 7 June 2022

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 a modern 3-storey end of terrace situated on an estate of similar houses located off Freshpool Way in the Sharston ward. The property has steep and variable roof pitches with a prominent gable at the front.

The dwelling has a single storey side extension (Ref: 084858/FH/2007/S2), front porch and single storey rear extension (100475/FH/2012/S2), parking at the front and a small rear garden.

Materials are orange-red brick and grey concrete interlocking tiles.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is residential within the estate and is bounded by the M56 and Sharston Industrial estate to the north and by Altrincham Road to the south and west.

Description of development

Erection of a first-floor side extension to form additional living accommodation. The extension enlarges a rear bedroom and front office to create an additional bedroom and smaller office.

The application is a re-submission of withdrawn application ref: 132960/FH/2022 which sought the determination of the local planning authority for a first-floor rear extension.

Consultations & Notification Responses

A total of 6no. neighbours were notified of the application. No comments were received.

Policy

Saved UDP policy DC1 – Residential Extensions

Core Strategy policy DM1 – Development Management

Issues

Residential amenity

The application is considered to have acceptable impacts on residential amenity. It is sited on the side elevation facing the blank gable of No.48, the adjacent property to the east. It does not project beyond the rear elevation and has no side windows, hence there are no opportunities for overlooking or for the extension to overshadow or appear overbearing.



Visual amenity

The extension will have an acceptable impact on the appearance of the dwelling and on the wider street scene. It is sited over the extended ground floor and set back by 1.18 metres off the principal elevation, and 2 metres off the projecting gable. As the projecting gables are a feature of both the site and No.48, the extension will not give rise to any terracing effect, even if the occupier at No.48 wished to carry out the same extension in future.

It has a width of 2.2 metres and height to eaves of 5.3 metres to line through with the original. The extended roof ridge is set down by 1 metre which combined with the set-back, appears adequately subservient.

A front-facing window with brick soldier course below and stone lintel above is positioned to line through with the original front elevation windows, and materials are proposed to match. This will enable the extension to form a seamless relationship with the original to the benefit of the appearance of the dwelling and wider street scene.

Bin storage / Car parking

As the extension is at first floor, existing bin storage and car parking arrangements are unaffected by the proposal.

On the basis of the above, the proposal is considered to accord with the above saved policies within the development plan with no loss of existing levels of residential and visual amenity.

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 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 application was notified to 6no. neighbouring occupiers; no comments were received, and the application has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 the 5th of May 2022:

Application form

Location Plan 1784.PL01

Existing Plans BM0222/NORTH/PL1

Existing Elevations BM0422/NORTH/PL2
Proposed Plans BM0422/NORTH/PL3 REV A
Proposed Elevations BM0422/NORTH/PL4 REV A

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 extension hereby permitted shall be implemented in accordance with the approved details as set out in the drawings specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

8 Oakcroft Way, Manchester, M22 4UP
7 Calderbeck Way, Manchester, M22 4UY
57 Northumberland Way, Manchester, M22 4UG
44 Northumberland Way, Manchester, M22 4UG
48 Northumberland Way, Manchester, M22 4UG
59 Northumberland Way, Manchester, M22 4UG

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