

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129903/FH/2021
Date registered valid: 21 April 2021
Proposal: Erection of single storey front, part single/part two storey side and rear extensions to form additional living accommodation
Address: 309 Withington Road, Manchester, M21 0YA
Ward(s): Whalley Range Ward

Applicant: Mr Mohamed Mustafa 309 Withington Road, Manchester, M21 0YA
Agent (if any): Carl Rodgers Oakdale Property Consultants Ltd 36 Penrith Close, Frodsham, WA6 7ND
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 1 July 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 June 2021 Expired: 29 June 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 is a detached inter-war brown brick dwelling situated on the eastern side of Withington Road in the Whalley Range ward.

The property has a pyramid hip roof covered in red clay interlocking tiles and sits approximately in the middle of a generous rectangular plot with a long driveway. It has canted bay windows to both storeys, tile-hung fascia and attached flat roof garage on the south side. At the rear are both a single storey extension and conservatory alongside.

Listed building: Not applicable

Conservation area: --

Tree Preservation Order: --

Description of area

The property lies within an established residential area comprising a similar housing typology, or semi-detached which utilise the same design and materials. Many neighbouring houses have been variously extended at either the front and rear or just the rear, including both adjacent properties.



Description of development

The application, which has been amended since first submission, proposes the Erection of single storey front, part single/part two storey side and rear extensions to form additional living accommodation.

The amendments reduced the length of the single storey rear extension from 8 metres to 6.3 metres and reduced the build out of the single storey front extension to 1.2 metres from 2 metres.

The extended accommodation provides a hallway, WC, study, cinema/TV room and extended kitchen and sitting room at ground floor and 2no. bedrooms and an office at first floor. The garage at the side is retained.

The application was delayed from first submission on the 29th of March 2021 whilst all necessary drawings were provided to validate the application and was subject to neighbour notifications which ended on the 29th of June 2021.

The amended scheme that is assessed in this report was received on the 21st of June 2021.

Consultations & Notification Responses

Neighbour notifications – 1 comment received in support of the proposal.

Issues

Policy

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy")

The Core Strategy was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN19 – Waste

The National Planning Policy Framework (NPPF) (June 2019)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application proposes a proportionate amount of development at the front, side and rear. The rear single storey extension was originally 8 metres in length which the applicant could have completed under a Prior Approval process with the support of adjoining neighbours. It was reduced by 1.7 metres to avoid over-development of the site in the context of the other extensions, and to retain a reasonable amount of garden space.

The proposal is acceptable in principle subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential amenity

The amenity impacts on adjacent residents is acceptable.

The first-floor rear extension comes 3.310 metres off the rear elevation and maintains the current gap of 1.170 metres to the boundary with the extended No.307 to the north.



At ground floor, the rear extension wraps a short way along the north side which closes this gap towards the rear of the property but maintains it for most of the length of the north gable, enabling bins to be stored.

The front, side and rear extensions are sufficiently sited from the detached dwellings either side, both of which have been extended at the rear, to avoid any significant overbearing impacts.



Rear of the site looking towards No.311 to the south

Windows are proposed on the extensions. At ground floor on the south side, a window for the extended sitting room would face the blank extended side elevation at No.311, and at first floor windows are only proposed at the rear.

The depth of the first-floor extension, together with the hipped and reduced rear roof slope are sufficient to avoid any overshadowing of No.307, the occupier of which has lent his support to the application.

The first-floor extension over the garage on the south side has a width of 2.986 metres, no side windows and would be sited to run along the boundary with No.311. This property has several obscurely glazed, non-habitable room windows on the facing elevation which are set back 1.8 metres off the common boundary. Due to its position south of the site, there would not be any overshadowing of this property.

The front extension is considered to have no residential amenity impacts.

Visual amenity

Visually the extensions are sited, scaled and designed to make the best use of space around the site without any significant loss of amenity.

The first floor and front extensions will have most visibility in the street scene, the first floor being proportionate in width and height to the main dwelling and with a set back over the original front elevation of 1.99 metres to appear subservient to the original dwelling.

To achieve the width, the pyramid hip will take on the profile of a standard hipped roof with an extended ridge that is set down marginally below the apex of the pyramid. There are no concerns regarding these elements of the proposal which maintains the character of extended dwellings in the street scene.

In terms of the front extension to achieve a hallway, study and 3.294 metre length garage, the extension comes forward by 1.2 metres (reduced from 2 metres). Although front extensions are not generally supported, in this case, the character of the street would not be unduly harmed given that several front extensions are evident in neighbouring properties in various forms and that the proposal affects the ground floor only which doesn't detract from the subservient relationship of the side extension.



At the rear, the single storey extension has a height to a flat roof of 2.560 metres.

The front build-out will mean the loss of the ground floor bay window which will become a new central entrance. This element of the proposal is acceptable on the basis that there are

variations within the housing typology and extensions within the street scene and that the upper floor retains the original window form.

Materials are to match the existing which will be conditioned on any approval.

Other matters

Internal works are proposed to reconfigure parts of the dwelling. This includes changing a first-floor bathroom towards the rear of the side elevation of the original house to a bedroom.



The window is obscurely glazed and faces several air conditioning units situated on the side of No.307 so even if this window was altered to a transparent window, there would be no loss of privacy.

It is however considered prudent to include this window in the obscure glazing condition to avoid any future overlooking should any further extension be proposed at the side of No.307.

Parking and Bin Storage

Parking and bin storage are presently taken from within the curtilage of the site.

This arrangement is proposed to continue, but with parking provision made in the front garden area as shown on the Site Plan.

Bin storage is on the gap on the north of the site and will be available in this location and forward of the extension on any approval.

Sufficient front and rear garden areas will remain following any approval and no changes are proposed to the existing boundary treatment or vehicular access.

For the above reasons, the proposal is considered to accord with saved policies within the development plan, specifically UDP policy DC1 and Core Strategy policies DM1, SP1 and EN19.

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 received no objections on notification and 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 as stated below:

Application Form - 29.03.2021

Location Plan - 12.04.2021

Site Plan (Parking and Bin storage) - 21.04.2021

Existing Plans and Elevations Ref: 501 - 12.04.2021

Proposed Plans and Elevations Ref: 501 Rev A - 21.06.2021

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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

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.

4) The ground floor WC window on the northern elevation and the existing first floor bathroom window on the northern elevation shown on drawing Ref: 501 Rev A received on the 21st of June 2021, shall be obscure glazed to a specification no less than Level 5 on the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

288 Withington Road, Manchester, M21 0XZ
292 Withington Road, Manchester, M21 0XZ
14 Nettleford Road, Manchester, M16 8NL
290 Withington Road, Manchester, M21 0XZ
20 Nettleford Road, Manchester, M16 8NL
18 Nettleford Road, Manchester, M16 8NL
16 Nettleford Road, Manchester, M16 8NL
12 Nettleford Road, Manchester, M16 8NL
311 Withington Road, Manchester, M21 0YA
307 Withington Road, Manchester, M21 0YA

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH