

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129981/FH/2021
Date registered valid: 26 April 2021
Proposal: Erection of a single storey rear and side extension to form additional living accommodation
Address: 27 Beaumont Road, Manchester, M21 8BG
Ward(s): Chorlton Ward

Applicant: Mr Dominic Buckley 27 Beaumont Road, Manchester, M21 8BG
Agent (if any): Mr Lee Harper 1h 3 Jesmond Grove, SK8 7DR
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 June 2021



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 20 May 2021
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 28 April 2021 Expired: 19 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a 2-storey red brick Edwardian property situated on the eastern side of Beaumont Road in the Chorlton ward.

The property has an existing single storey side and part-single, part 2-storey rear extension plus a dormer on the rear roof slope, all approved under applications 126086/FH/2020, 093443/FH/2010/S1, 088875/FH/2009/S1 and 085562/FH/2008/S1.

Access is retained along the south side and parking is on a front driveway.

The property is constructed of red brick with a red interlocking tile gable roof.

Description of area

The site is within a residential area south of Beech Road comprising a similar housing typology.

Description of development

Erection of a single storey rear and side extension to form additional living accommodation.

The extensions provide a utility room and extended dining room.

Consultations & Notification Responses

Neighbour notifications – No comments received

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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") 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

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 modest amount of development at the side and rear that is within scale of existing development.

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 residential amenity impacts are acceptable in this application. Two small extensions are proposed within the side and rear elevation.

The side extension provides a utility room. It sits behind the existing single storey side extension and projects back 2.63 metres in length to tie in with the existing 2-storey rear extension. The

width of this element is 2.334 metres and height to the flat roof of 2.452 metres. The 820mm gap to the boundary with No.29, the adjacent property to the south, is retained and no windows are proposed on the side. A single window will overlook the rear garden.

The single storey rear extension extends the dining room. It infills the small 825mm deep recess alongside the 2-storey rear extension and up to the boundary with the adjoining half

of the semi, No.25. The width is 3.175 metres and height to the sloping monopitch roof is 2.434 metres. The rooflight that is in the existing extended monopitch roof will be included.

There are no concerns that these extensions will give rise to any loss of amenity for adjoining and adjacent occupiers due to overlooking, overshadowing or being overbearing.



Visual amenity

From the front elevation, the extensions will have no impact within the street scene. They are nonetheless designed to key into the existing extensions to create a seamless built form across the rear elevation.



The extensions are not out of character with the form of development in the area, both properties either side having been extended at the side and/or side and rear and of themselves do not add significantly to the mass and scale of development particularly at the rear.

The materials are brick and roof tiles to match the existing which is required by way of the appended condition.

On the rear elevation, the site has likely reached the limit of development that can be sustained without

incurring any loss of amenity to neighbouring occupiers, whilst the side elevation may be able to sustain a small addition to the single storey extension. Any further additions beyond this are likely to amount to an over-development of the site.

Bin storage

Bins can continue to be stored on the side or rear elevation as the gap to the boundary with No.29 is retained.

Parking

Off-road parking for 1no. car on the front driveway is unaffected by the proposal.

Conclusion

The proposal has acceptable impacts on residential and visual amenity, parking and bin storage and therefore complies with saved UDP policy DC1 and policies SP1, DM1 and EN19 of the Manchester 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

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 on the 9th of April 2021 or as stated:

Application form

Location Plan L001

Existing Site Plan L100

Existing Floor Plans L200

Existing Elevations L300

Proposed Site Plan L101

Proposed Floor Plans L201

Proposed Elevations L301 Rev A received on the 26 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 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.

Appendix 1 – List of consultees & neighbours notified

30 Beaumont Road, Manchester, M21 8BR
28 Beaumont Road, Manchester, M21 8BR
29 Beaumont Road, Manchester, M21 8BG
30 Reeves Road, Manchester, M21 8BT
28 Reeves Road, Manchester, M21 8BT
25 Beaumont Road, Manchester, M21 8BG

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