

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130324/FH/2021

Date registered valid: 7 May 2021

Proposal: Erection of a single storey side extension together with conversion of existing garage to form additional living accommodation

Address: 35 Boar Green Close, Manchester, M40 3AW

Ward(s): Moston Ward

Applicant: Mr & Mrs Worrall, 35 Boar Green Close, Manchester, M40 3AW

Agent (if any): Mr Anil Mistry, 104 Elgin Street, OL7 9BQ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 June 2021

Standard consultations:

Printed: 18 May 2021 Expired: 8 June 2021

Neighbour notifications

Printed: 18 May 2021 Expired: 8 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 property relates to a two storey, detached dwellinghouse constructed as part of a purpose-built residential estate of 32 dwellinghouses and 8 bungalows.

The property which can be accessed along either side of the property, includes an open plan front garden area and a small rear garden. To the left hand side of the property is a detached outbuilding, as well an attached garage/outbuilding, incorporating a dual pitched roof, which is set back from the front of the property and extends beyond the rear wall of the main house along much of the length of the rear garden. To the rear is a single storey element which extends across the full width of the house.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is principally residential character. The application property is situated along a residential cul-de-sac, mainly comprising of single and two storey detached properties, many of which incorporate detached garages. The rear garden of the application property adjoins an operational railway line

Description of development

Planning permission is sought for the erection of a single storey side extension, together with conversion of existing garage to form additional living accommodation.

The garage conversion involves the insertion of a new window to the inward facing garden elevation to facilitate natural light.

The proposed single storey side extension comprises the infilling of an existing gap between the existing garage and the single storey rear extension. In effect, the extension is a side extension to the side of the existing rear extension. The extension will tie in with the existing garage and incorporates a mono-pitched roof which slopes away from the front to form a valley between the proposed and existing structure. To the front of the side extension, a new small window is proposed. No windows are proposed to the new side elevations.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

TFGM – No objection.

Planning

History

036763

Revisions to layout on original planning approval no. F34534 and enlargement of site to N.E. end of site to provide 8 dwellings. *Approved 9 August 1990.*

034534

Erection of 32 dwellinghouses and 8 bungalows on vacant land. *Approved 21 September 1989.*

032123

Outline application for residential development. Approved 27 October 1988.

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

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 case, the proposed extension and alterations are considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

In this case, in isolation, the conversion of the garage to form additional living accommodation, together with the associated elevational alterations (namely, a new window), would constitute permitted development. In any event, the low level nature of the new window proposed, coupled with the detached nature of the host property and the screening provided by existing boundary treatment along the boundary between No.35 and 37, is unlikely to result in any undue overlooking or loss of privacy

In terms of the side extension, as the extension is set-back substantially from the front of the existing property, views from the road are limited and significantly impeded by a set of gates and detached shed structure. The impact to visual amenity is therefore considered negligible.

The extension occupies a small footprint and given presence of the existing, attached garage structure, the single storey nature of the extension and the gap between the proposed extension and the nearest neighbouring windows at No.33, any impact in terms of over-dominance, or overshadowing is unlikely to be significant.

No windows are proposed to the side elevation and therefore no overlooking would result. A condition has been included to prevent any new window/door openings, other than those authorised by this permission.

On balance, due to the position, design and size of the proposed extension and its relationship with the neighbouring residential properties, including the position of proposed and existing neighbouring windows, it is not considered that there would be any significant impact in terms of any over-dominance, over shadowing or overlooking.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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 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.

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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan and floor plan/proposed elevations drawings numbered, received by the City Council as Local Planning Authority on 7 May 2021 and 4 June 2021 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extension hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Metrolink

28 Boar Green Close, Manchester, M40 3AW
37 Boar Green Close, Manchester, M40 3AW
32 Boar Green Close, Manchester, M40 3AW
30 Boar Green Close, Manchester, M40 3AW
33 Boar Green Close, Manchester, M40 3AW

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1