MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129801/FH/2021
Date registered valid:	26 March 2021
Proposal:	Erection of part single/part two storey side and rear extension to form additional living accommodation
Address:	91 Egerton Road South, Manchester, M21 0YH
Ward(s):	Chorlton Park Ward
Applicant:	Michelle Zephir 91 Egerton Road South, Manchester, M21 0YH
Agent (if any):	Mr Daniel Labella 21 Dale Road, Stockport, SK6 6EZ
Case officer:	Dave Morris Tel: 0161 600 7924 Email: dave.morris@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19.05.2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:
Printed: 30 March 2021 Expired: 20 April 2021

Neighbour notifications
Printed: 30 March 2021 Expired: 20 April 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

This application relates to a two storey semi detached property. The property has a dual pitched roof with a gable at the side. The property is of brick construction with an original rendered first floor front elevation. There is a single storey rear extension across the full width of the rear of the property. At the front of the property is a canopy across the full width of the property above a bay window and an entrance porch. The front garden is approximately 5.2 metres deep and is largely paved. There is a drive at the side of the property leading to a detached garage in the rear garden. The rear garden is 22.8 metres long.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is located on the south side of Egerton Road South. Adjoining the site to the rear is the Fallowfield Loop footpath/cycleway and the Metrolink light rail line. The other half of the semi has a part single part two storey rear extension and a part single part two storey rear extension. The first floor of the side extension is set back approximately 1.92 metres from the front elevation. To the west is a semi detached house with a single storey rear extension and a lean to structure at the side. This property was granted planning permission in February 2009 reference 088022/FH/2008/S1, for a for a part single part two storey side and first floor rear extension. The set back of the side extension at first floor level was 2 metres, a previous

application with no setback was refused consent in November 2007 reference 083852/FH/2007/S1.
Facing the site is Lambton Road either side of which are the front elevations of properties fronting Egerton Road South.

Description of development

This is a re submission of a previously refused application reference 128849/FH/2020. The application was refused as it was considered that the set back at first floor level was insufficient to prevent terracing.

Consent is sought to election a part single part two storey side extension projecting 1.8 metres from the side of the property and projecting at two storeys 4 metres beyond the rear face of the original dwelling to the rear elevation of the existing rear extension. A first floor extension will adjoin the two storey rear element of the proposed extension. The front face of the ground floor extension would be set back 150 mm at ground floor level and 2 metres at first floor level.

The extension would be of brick construction with a tile roof. The roofs would be dual pitched with gables to the side and rear. The front elevation would contain a garage door at ground floor level and a single window at first floor level. There would be four small obscure glazed windows in the side elevation facing number 93 and a single roof light. The rear elevation would contain an additional window at ground floor level and a projecting box window at first floor level. There are no openings in the elevation facing the adjoining property.

In terms of accommodation the extension would provide on the ground floor, a store, an enlarged kitchen, a utility room and a wc. At first floor level there would be a new bedroom with en suite, a new bathroom and an enlarged bedroom.

Refuse storage would be in the store and the submitted plans show parking for two cars at the front of the property.

Consultations & Notification Responses

Local Residents

No representations received.

TFGM

No issues with the proposed development.

Policy

Core Strategy

The relevant Core Strategy [policies are SP1 and DM1

Policy SP1 sets down the spatial principles that will guide development in the City and establishes the principle of creating neighbourhoods of choice.

Policy DM1 seek to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan.

The relevant saved UDP policy is DC1. This establishes the principle of extending a property to meet the changing needs of the occupiers whilst protecting the reasonable amenity of surrounding properties and the character of the area. The policy makes specific reference to the harm terracing can cause. And suggests a gap of 1.5 metres to the site boundary to avoid the effect.

Issues

Principle

The proposed development accords with the principle of extending a property to meet the changing needs of the occupiers.

Scale

The proposed extension is set in from the side boundary by 0.6 metres, by setting back the first floor by 2 metres the height of the extension is lowered and it is considered to be subservient to the host property. On balance the scale of the proposed development is considered to be acceptable.

Design

The proposed extension retains the features of the original property in terms gables and roof pitches. On balance therefore the design is not considered to be satisfactory.

Terracing

The increase in the setback of the first floor from 0.6 to 2 metres has addressed the Councils concerns over the potential for terracing and is the same as approved on both the adjoining properties.

Parking

The proposed development would still leave two off street parking spaces available for use by residents. This is in excess of the single space currently required by the Council.

Refuse storage

It is proposed that refuse could be stored in the store at the front of the proposed extension. This is acceptable and could be the subject of a condition.

Residential amenity

In terms of privacy principle windows are in the front and rear elevations. The window in the front elevation would face Lambton Road and obliquely the houses either side, similarly the windows in the rear elevation would face the footpath cycleway and Metrolink line and have oblique views of the rear gardens of the adjacent properties. The windows in the side elevation which are close to the shared boundary face the side elevation of the single storey structure at the side of the property are to be obscure glazed.

On balance it is considered that the development would not result in any significant loss of privacy.

Given the existence of the structure to the side of the adjacent property and the distance of first floor elevation from the shared boundary and the existence of a rear extension to that property it is considered that there would be no significant overbearing impact.

Conclusion

It is considered that the terracing impact of the proposed development outweighs any benefits accruing to the applicant from the proposed development.

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 polices 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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this 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 development hereby approved shall be carried out in accordance with the following drawings and documents:
00.02 revision B received 22 March 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 development hereby approved shall be constructed using the materials specified on the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the windows in the side elevation shall be obscure glazed to a specification of no less than level 5 of 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The details of the arrangements for the storage of refuse shown on the approved plans shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason -To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester

66 Egerton Road South, Manchester, M21 0ZH
93 Egerton Road South, Manchester, M21 0YH
89 Egerton Road South, Manchester, M21 0YH
68 Egerton Road South, Manchester, M21 0ZH

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