

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130005/FH/2021

Date registered valid: 21 April 2021

Proposal: Erection of single storey rear extension following demolition of existing extension and construction of outbuilding to provide additional living accommodation

Address: 22 West Meade, Manchester, M21 8FD

Ward(s): Chorlton Ward

Applicant: Mr & Mrs Williams, 22, West Meade, Chorltonville, Manchester, M21 8FD

Agent (if any): Mr Phil Hopkins, studioPH Architecture, Unit 60A, Atlantic Business Centre, Atlantic Street, Altrincham, WA14 5NQ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@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: 10th June 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 April 2021 Expired: 13 May 2021

Site notice: Posted: 26 April 2021 Expired: 17 May 2021

Press advert: Published: 27 April 2021 Expired: 18 May 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two storey detached C3 dwellinghouse of reddish-brown brick and tiles, with white render to the first floor and a hipped roof. The property features bay windows and brick detailing on the corners, with a porch canopy to the side and a small (historic) single storey rear extension. A garden runs from the front round the side to the rear, with a driveway accessed via Brookburn Road and a garage/outbuilding.

Description of area

The property lies on a corner plot within Chorltonville Conservation Area, an area of large detached and semi-detached family dwellinghouses in the arts and crafts style, with gardens. The streets are tree-lined and arranged around a central grassed roundabout, with Chorlton District Centre to the north, Brookburn Primary School to the west and Chorlton & Didsbury football club to the south.

Description of development

The applicant wishes to demolish the existing single storey rear extension, garden shed and outbuilding/garage, in order to build a new single storey rear extension to create a downstairs bedroom, along with a new smaller garden room.

Consultations & Notification Responses

Local residents as per appendix 1 – No comments received.

Environmental Health – Requested that a gas membrane condition be attached. The agent provided a section drawing showing installation along with a data sheet, which the EnvH officer approved.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions
- Policy DC18 - Conservation Areas

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2018)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle, of building a single storey rear extension and detached garden room to provide additional living space for a family dwellinghouse, is acceptable however consideration must be given to the proposals siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity and upon the character of the conservation area.

Siting, scale and massing – The single storey extension would be sited at the rear, facing north-east, and would form a downstairs (accessible) bedroom. It would project 3.5m to the rear, with a width of 4m, an eaves height of 2.45m and a maximum height of 3.9m. It would be sited 1.5m from the boundary shared with No.20 West Meade. The outbuilding would replace an existing shed in the same position in the far corner of the rear garden, 0.7m from the boundary shared with No.20 West Meade and 0.4m from the boundary shared with No's 97 and 99 Claude Road to the rear. It would have a width of 4m, a depth of 3m, an eaves height of 2.7m and a max height of 3m. The dimensions for both the extension and outbuilding exceed the limits set out in the GPDO (2015) but not by a large margin and the plot can easily accommodate the proposed works. The rearward depth accords with policy DC1 (3.65m) and the addition is considered subservient and appropriated scaled and sited, pursuant to policies DM1, DC1 and SP1.

Design and impact upon visual amenity and conservation area – The rear extension would be constructed of materials to match the existing house, including red brickwork, red roof tiles and white painted timber windows, with a mono-pitched roof. A condition requiring these materials to match those specified has been attached to the decision. The garden room would be timber clad with uPVC doors/windows facing into the garden. Although sited on a corner plot,

due to the high fencing along the boundaries, the extension and outbuilding would not be readily visible from the highway nor form prominent features within the street scene. Single storey rear extensions and garden rooms/outbuildings are a very common feature of Chorltonville due to the wealth of the area and prevalence of owner-occupied properties. Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. The proposal does not remove or affect any important features of the property and the principal frontages would remain unchanged. Due to the siting and scale of the rear extension and outbuilding it is not considered that the proposal will have an unduly detrimental impact upon the character of the Chorltonville Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

Residential amenity – The side elevations of the extension and outbuilding facing No.20 would be blank and all proposed windows face into the garden of No.22, hence overlooking and loss of privacy is not deemed an issue. The extension and shed would be sited north of the adjacent neighbour No.20 and therefore should not cause undue overshadowing. Adequate gaps have been left to shared boundaries and the neighbours have their own sheds located on these boundaries also. In addition, no objections were received, therefore the proposal is deemed acceptable in terms of impacts upon residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor cause substantial harm the visual amenity of the house nor Chorltonville Conservation Area. The proposed development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawing numbered '(P)103 Rev A', stamped as received by the City Council as Local Planning Authority with the application form on the 26th May 2021.

Reason - To ensure 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 specified on the submitted application form and elevations, including brickwork and roof tiles to match existing and white painted timber windows.

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.

4) The development shall include the installation of the proprietary gas protection membrane shown on drawing '(P)103 A', stamped as received by the City Council as Local Planning Authority on the 26th May 2021, in order to alleviate any possibility of landfill gas ingress to the building.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

50 Brookburn Road, Manchester, M21 8FE
48 Brookburn Road, Manchester, M21 8FE
46 Brookburn Road, Manchester, M21 8FE
44 Brookburn Road, Manchester, M21 8FE
99 Claude Road, Manchester, M21 8DE
3 West Meade, Manchester, M21 8FD
52 Brookburn Road, Manchester, M21 8FE
20 West Meade, Manchester, M21 8FD
1 West Meade, Manchester, M21 8FD
97 Claude Road, Manchester, M21 8DE
95 Claude Road, Manchester, M21 8DE

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

Conservation Area - Chorltonville Conservation Area 1992

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH