

Planning

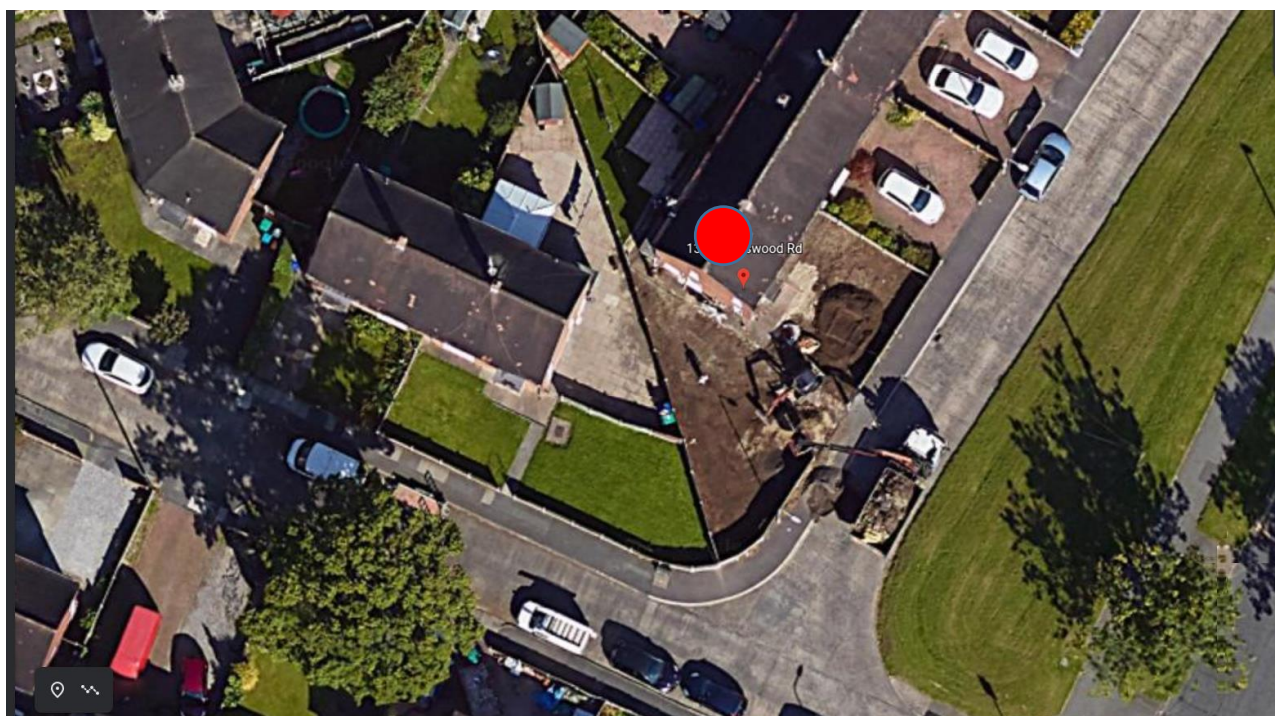
Growth & Development

Delegated officer report for planning application

Application no. 133530/FH/2022
Date registered valid: 14 April 2022
Proposal: Erection of single storey front and side extensions to form additional living accommodation
Address: 138 Robinswood Road, Manchester, M22 0DD
Ward(s): Woodhouse Park Ward

Applicant: Natalia Luca 138 Robinswood Road, Manchester, M22 0DD
Agent (if any): Mr Howard Lawrenson Lawrenson Associates 1 The Globe, 142 Hardshaw Street, St Helens, WA10 1JT
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 7th June 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 5 May 2022 Expired: 26 May 2022
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 property relates to a two storey end terrace property located at the junction of Robinswood Road and Hannel Road in the Woodhouse Park Ward area of Manchester. The property has a garden to the front and rear with hardstanding driveway. The boundary is made up of brick pillars and wall with timber panels.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in character.

Description of development

The applicant is seeking planning permission for the erection of single storey front and side extensions to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One objection has been received in respect of this application. Summary of comments as follows;

- A huge extension, close to boundary will over look garden and will have a significant impact and our garden would be unusable which is an important area for our family requirements and needs

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

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 Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of 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 instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is one previous planning applications relating to this site as follows:

Application reference number: 132528/FH/2021 for the erection of single storey front and side extensions to form additional living accommodation and attached garage. This application was approved on 16.03.2022.

Residential Amenity

The applicant is seeking planning permission for the erection of single storey front and side extensions to form additional living accommodation. This application is a resubmission. The only

element of the proposal which has changed is the roof design on the front extension from a sloping roof to a hipped.

There have been raised concerns from a local resident in relation to the proximity of the development to the boundary, overlooking and the potential to impact on the use of outdoor private amenity space for the family.

Front

The extension to the front would be positioned 150mm from the shared boundary with the adjoining property no. 136 and would project forward of the existing building line by 1.8m retaining a gap to the side wall of the property. The roof would be hipped finished in matching roof tile. A window and front door is proposed on the return of the front elevation with a small window on the side. Given the distance to the adjacent property no. 2 Hannel Road, it is not anticipated that there would be any overlooking or loss of privacy from the window proposed on the side elevation of the front extension.

Side

The side extension would be in line with the front wall of the property extending a width of 5.175m towards the side retaining a gap of 760mm to the shared boundary with the adjacent property no. 2 Hannel Road. The roof would be hipped with the use of matching roof tiles. Double garage doors are proposed on the front elevation with the addition of a door on the rear elevation.

It is considered that given the retained gap together with the fact that the proposal is single storey, it is not anticipated that there would be any significant overshadowing or loss of light to the adjacent property no. 2 Hannel Road, that would warrant refusal of this resubmitted proposal.

The proposal would be proportional to this dwellinghouse and although projects beyond the principal elevation, is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, it is felt that the proposal can be acceptably accommodated at the application property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area including overlooking or loss of privacy to the adjacent property no. 2 Hannel Road.

On balance, the proposed extensions are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Scale and Mass

Although the extensions would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extensions are not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching bricks and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the front and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Bins

Bins storage is not affected by this proposal as space is retained along the side of the property and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Other matters – The concerns raised by the objector and specifically the impact of the proposals on occupiers of the property are noted and have been taken into account. In this instance construction works to implement the permission would be of a temporary nature and as set out above it is not considered that the extension when constructed would give rise to significant harmful impacts.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

Overall, the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan. It is not considered that the introduction of a side/front extension would provide visual harm to the adjacent or surrounding properties in the area.

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 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 14th April 2022 numbered 02 Revision E Existing and Proposed Plans and Elevations

Received on 14th April 2022 numbered 03 Existing and Proposed Site Plan

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

73 Prinknash Road, Manchester, M22 0DX

4 Hannet Road, Manchester, M22 0DE

2 Hannet Road, Manchester, M22 0DE

1 Hannet Road, Manchester, M22 0DE

136 Robinswood Road, Manchester, M22 0DD

3 Ruddpark Road, Manchester, M22 0FH

1 Ruddpark Road, Manchester, M22 0FH

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 15M

Area Team Boundary - Name: SOUTH