

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129181/FH/2021

Date registered valid: 27 January 2021

Proposal: Erection of a part single and part two storey rear extension to provide additional living accommodation

Address: 15 Alston Gardens, Manchester, M19 1DW

Ward(s): Burnage Ward

Applicant: Mrs Barbara Abrahams, 15 Alston Gardens, Manchester, M19 1DW

Agent (if any): Mr Nigel Baxte, 26 Deer Hill Drive, Marsden, Huddersfield, HD7 6LF

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 February 2021 Expired: 25 February 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey mid-terraced C3 dwellinghouse within a red brick quasi-semi, with a grey tiled pitched roof, an existing front porch and an integral ginnel to the rear garden shared with the neighbour. The property features a long front garden/driveway and a generous rear garden.

Description of area

Alston Gardens is a residential cul-de-sac between Errwood Road and Burnage lane within the Burnage ward, close to the golf course and within walking distance of Mauldeth Road centre and train station.

Description of development

The applicant wishes to build a part single part two storey rear extension to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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

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

The National Planning Policy Framework (NPPF, 2019)

- Chapter 12 – Achieving well designed places

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 part single, part two storey rear extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would be sited at the rear (north-east) of the house, projecting 4m at ground floor and 3.35m first floor, with a width of 7.46m at ground floor and 3.56m at first floor. The single storey aspect would have height of 3.15m and the first floor aspect would have eaves to match the existing house with a ridge set 0.75m lower than the main roof. The ground floor would be sited 0.15m from the boundary shared with No.13 and 0.36m from the boundary shared with No.17. The first floor would be sited 1.8m from No.13 and 2.4m from the boundary shared with No.17. The depth of the ground floor extension exceeds the limit stipulated within policy DC1 (3.65m) however this is only by 35cm which is not deemed significant given permitted development allows up to 6m at ground floor with no objections. The first floor accords with DC1 in projection and although the original submission featured a full-width projection, the revised scheme following successful negotiations leaves adequate gaps to the shared boundaries. The extension is now considered subservient to the main house and is sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including red facing brickwork, concrete roof tiles and white uPVC windows/doors. The rear elevation would feature a bedroom window at first floor and a window and glazed bi-folding doors opening onto the garden at ground floor. The side elevations would both form blank walls. Due to the siting within a terrace, the rear extension would not be visible from the public highway and therefore would not feature within the street scene. The proposed materials are to match and the design is to be expected of such development, therefore the appearance of the revised proposal is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Residential amenity – The first floor aspect would feature a low hipped roof and would be sited approximately 1.8m from party wall shared with No.13 and 2.4m from the party wall shared with No.17 which is deemed acceptable in terms of impacts upon outlook (accords with 45 degree rule for both sides) and sunlight, particularly given these gardens all face north and therefore are in shadow by the afternoon already. The reduced scale, at 4m ground floor and 3.35m first floor are not considered to form overbearing structures as viewed from either adjoining

neighbour. There are no windows proposed for either side elevation, therefore a loss of privacy is also not deemed an issue. In addition to this, no objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of 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 harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 revised drawing numbered 'NMB/AG/001', stamped as received by the City Council as Local Planning Authority on the 26th March 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 of the existing building in type, size, colour and texture, as stated on the submitted application form.

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.

Appendix 1 – List of consultees & neighbours notified

13 Alston Gardens, Manchester, M19 1DW
30 Shawbrook Road, Manchester, M19 1DN
28 Shawbrook Road, Manchester, M19 1DN
26 Shawbrook Road, Manchester, M19 1DN
24 Shawbrook Road, Manchester, M19 1DN
19 Alston Gardens, Manchester, M19 1DW
16 Alston Gardens, Manchester, M19 1DW
21 Alston Gardens, Manchester, M19 1DW
20 Alston Gardens, Manchester, M19 1DW
18 Alston Gardens, Manchester, M19 1DW
17 Alston Gardens, Manchester, M19 1DW
14 Alston Gardens, Manchester, M19 1DW
12 Alston Gardens, Manchester, M19 1DW
10 Alston Gardens, Manchester, M19 1DW

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)
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH