

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129768/FH/2021

Date registered valid: 1 April 2021

Proposal: Erection of two storey side extension, extension to dormer to the rear, single storey front extension and external elevational alterations to provide additional living accommodation

Address: 1 Barway Road, Manchester, M21 9JZ

Ward(s): Chorlton Ward

Applicant: Mr and Mrs Keenan, 1 Barway Road, Manchester, M21 9JZ

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South, 110 Great Stone Road, Manchester, M16 0HD

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.05.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24th May 2021, photos also provided by applicant and aerial imagery utilised

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 April 2021 Expired: 28 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/area

The property is a semi detached property in a predominately residential area of no designation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of two storey side extension, extension to dormer to the rear, single storey front extension and external elevational alterations to provide additional living accommodation

Consultations & Notification Responses

No representations have been received as a result of the notification process.

Environmental Health – Recommend a gas membrane condition is attached.

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

Issues

Principal – The principal of extending residential property is acceptable in this location subject to the detailing of the impacts of the proposal.

Design and Appearance - The proposal is for the erection of two storey side extension, extension to dormer to the rear, single storey front extension and external elevational alterations.

The proposed finishes are in brickwork with a clay roof tile, with painted timber frames to match the existing house. Powder coated aluminium door frames would be utilised, vertical timber battens would be added to the existing bay and to the bay window to the two storey side extension and a mix of vertical timber battens and painted render to the single storey front extension which is considered to be acceptable in the context. It is not considered that the extensions would have an adverse impact upon the visual amenity of the host dwelling. The extensions are considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant.

The two storey side extension would not be setback or lowered to be subordinate, however, as this is property is at the end of the street scene and the space is available it is not considered necessary in this instance.

Scale and Massing and impact on Residential Amenity – The proposed two storey side extension would project c. 2.47m width for 9.8m depth. To the front there would be a bay window at first floor 1.93m in width and to the rear the extension would project c.0.75m beyond the existing rear building line. The proposed dormer would be in line with the projection of the existing dormer to the property. The proposed single storey front extension would project 1.2m from the front elevation to provide a porch and extension to the existing garage.

The property lies to the south of the attached property, however the projection of the two storey side extension by c. 0.75m and the installation of the extension of the dormer is not considered to impact light availability to No. 3. Neither does the projection of the 1.2m front extension, which is set away from the shared boundary.

The property lies to the north of the neighbouring property fronting Edge Lane, which extends substantially into the rear of the site along Barway Road. A site visit was conducted to assess whether or not the two storey extension proposed would adversely impact upon windows within the east facing windows within the property at 30 Edge Lane. It is considered that the extensions proposed would be read in conjunction with the property as is existing/as extended on site. Note is also made of the orientation of the application property in relation to the neighbouring property. There are no windows to the rearmost gable of the property at No. 30 Edge Lane.

Having regards to the above it is not considered that the extensions proposed would have such an undue impact on the neighbouring property in terms of overbearing impact / loss of light to the neighbouring properties as to warrant the refusal of planning permission.

The windows to the front and rear would offer no more overlooking/loss of privacy than available from the existing property. The fact that they are nearer to the boundary with the property fronting Edge Lane means that the view is at an oblique angle towards a gable without windows. Windows to the south side elevation are to be obscurely glazed to be included in an appropriate condition to prevent overlooking towards the property facing Edge Lane and its

curtilage. (A high level window shown to the north facing side elevation of the 0.75m projection has been marked as being obscurely glazed through the receipt of amended plans).

There would still be space to store waste out of the street scene and the extensions would still enable appropriate car parking provision to be retained on site.

Conclusion – On balance the proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

The application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

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 following drawings and documents:

10 FLOOR PLANS

11 ELEVATIONS

LOCATION PLAN/SITE PLAN

PLANNING STATEMENT

Received 18 March 2021

Proposed Side Elevation to No. 3 Barway Road -12

Received 27 May 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 materials to be used on the external surfaces of the extensions hereby permitted be as stated on the drawings listed at Condition 2 and on the submitted application forms.

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 windows to the south facing elevation (shown on plan 11 received 18.03.2021) and to the north elevation of the two storey rear projection (shown on plan 12 received 27.05.2021) shall be obscure glazed to a specification of no less than 5 of the Pilkington scale and shall be retained at all times thereafter.

Reason - In the interests of residential amenity and to ensure a satisfactory development, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

List of properties notified on Uniform

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

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH