

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130179/FH/2021

Date registered valid: 5 May 2021

Proposal: Erection of single storey rear extension and rear terrace to provide additional living accommodation

Address: 19 Moorfield Road, Manchester, M20 2UZ

Ward(s): Didsbury West Ward

Applicant: Ms Boothman 19 Moorfield Road, Manchester, M20 2UZ

Agent (if any): David Wilkinson Hive Architects Studio Beck House, 77A King Street, Knutsford, WA16 6DX

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 June 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 June 2021

Standard consultations:

Printed: 18 May 2021 Expired: 8 June 2021

Neighbour notifications

Printed: 18 May 2021 Expired: 8 June 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

The site is a 2-storey plus basement and attic semi-detached Victorian dwelling situated on the western side of Moorfield Road in West Didsbury.

The property is of red brick construction with a slate gabled roof, gardens at front and rear and a driveway at the side shared with No.17 which extends into the rear garden.

The basement gives the rear elevation a raised internal ground floor level.

Listed building: Not applicable

Conservation area: -- Not applicable

Tree Preservation Order: -- Not applicable

Description of area

Moorfield Road is in a residential area of similarly scaled dwellings on the northern side of Burton Road, and just east of Elizabeth Slinger Road.

Description of development

Erection of single storey rear extension and rear terrace to provide additional living accommodation.

The extension and terrace would be built up from ground level to create an extended lounge and dining room, and reconfigured internal space to create a utility room and WC all at the raised internal floor level.

To achieve this, the terrace and floor level of the extension would sit at a height of 840mm above ground level.

The extension has a height to eaves of 2.892 metres and 3.765 metres to a dual pitched roof. It would extend from the original rear elevation by 4.425 metres with a 3-metre deep raised patio extending from its rear elevation, with 4no. steps into the rear garden.

The extension spans the width of the rear elevation (6.087 metres) with a large picture window facing the garden near to the boundary with No.21 and sliding uPVC doors and an oriel gable window above, sited near to the driveway. No windows are proposed on either side elevation, and rooflights would be inserted into each roof slope.

The materials are brick and slate to match the existing.

Consultations & Notification Responses

Neighbour notifications – 1 comment in support of the proposal.

This is a well-designed proposal, sympathetic to the property and the area, and my wife and I are pleased to support it.

WDRA – No comments received.

Issues

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are relevant to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN19 – Waste

The National Planning Policy Framework (NPPF) (June 2019)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

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 UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application proposes a proportionate scale of development with mitigation to prevent overlooking. It is acceptable in principle subject to satisfactory impacts on residential and visual amenity, parking and bin storage in accordance with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The residential amenity impacts are acceptable in this application. At 4.428 metres deep, the rear extension is approximately 778mm over what is normally permissible in saved UDP policy DC1.3. However, being single storey only with a reasonable maximum height to apex of 3.765 metres, it is less in height and depth than what could be built under the applicant's Permitted Development allowance under a Prior Approval, which is the applicant's fall-back position.

Public notification of the application gained the support of the adjoining neighbour at No.21 who shares the party wall boundary. This property is north of the site with a lounge / dining room



window at the rear which projects off the rear elevation in a slimline bay which is original to the house.

The raised patio would extend off the rear elevation of the extension to a depth of 3 metres, the height to the top of patio being 840mm. A 1.8-metre high intervening timber fence to match the existing, which is the neighbour's fence, will be erected alongside to avoid any overlooking from use of the patio.

With the fence in situ, the elevations to apex will stand 1.093 metres above it which is all the neighbour will see from their side. The orientation will give rise to some shading of the neighbours' rear patio doors, but this will only be until the sun moves around to the west in late afternoon and so will not be to any detrimental extent to warrant a refusal. The dual-pitched roof has an overhang of 993mm deep to provide some shading, but this is unlikely to give rise to any significant loss of amenity for the adjoining neighbours.

Given the extent of the shared driveway which extends to the rear garden, there are not likely to be any amenity impacts on the adjacent neighbour at No.17. The reconfigured internal space

which creates a WC, will be conditioned so that its window is obscurely glazed over the driveway.

Visual amenity

Being at the rear, the extension will have no visibility in the street scene.

It is nonetheless designed to make the best use of the site and its constraints and responds to the raised internal floor level to create a seamless extension.

The extension can only be sited at the rear due to the shared driveway and is of a simple rectangular footprint almost spanning the width of the rear elevation with a slight off set to ensure there is no pinch-point in using the driveway. The materials are brick and slate to match the existing. A small oriel feature window with zinc frame that will sit within the canopied roof overhang, provides additional light and visual interest above the sliding patio doors.



It was noted on the site visit that a number of similar extensions and raised patios were in situ on dwellings south of the site, including Nos.17, 15 and 13. In this context, the proposal is consistent with the form and character of development in rear gardens. As such, there are no concerns with the visual impacts of the proposal.



Bin storage

Bins can continue to be stored in the rear garden area as at present.

Parking

Parking can continue on the driveway along the south side of the property.

Conclusion

The proposal has acceptable impacts on residential and visual amenity, parking and bin storage and therefore complies with saved UDP policy DC1 and policies SP1, DM1 and EN19 of the Manchester 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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 the 22nd of April 2021 or as stated:

Application form

Location Plan 01

Drawing - Existing Floor Plans 02

Drawing - Existing Floor Plans 03

Drawing - Existing Roof Plan 04

Drawing - Existing Elevations 05

Drawing - Existing Elevations 06

Drawing - Proposed Site Plan 10

Drawing - Proposed Floor Plans 11

Drawing - Proposed Floor Plans 12

Drawing - Proposed Roof Plan 13

Drawing - Proposed Elevations 14

Drawing - Proposed Elevations 15

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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The ground floor WC window on the side elevation, shall be obscure glazed to a specification no less than Level 5 on 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

West Didsbury Residents Association

22 Moorfield Road, Manchester, M20 2UY

24 Moorfield Road, Manchester, M20 2UY

Greater Manchester Police Head Quarters, Elizabeth Slinger Road, Manchester, M20 2ES

The Garden Apartment, 20 Moorfield Road, Manchester, M20 2UY

Flat 3, 20 Moorfield Road, Manchester, M20 2UY

21 Moorfield Road, Manchester, M20 2UZ

Flat 1, 20 Moorfield Road, Manchester, M20 2UY

Flat 2, 20 Moorfield Road, Manchester, M20 2UY

17 Moorfield Road, Manchester, M20 2UZ

18 Moorfield Road, Manchester, M20 2UY

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 (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH