

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129124/FH/2021

Date registered valid: 18 January 2021

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

Address: 81 Buckingham Road, Manchester, M21 0QT

Ward(s): Chorlton Ward

Applicant: Mr Andrew Bickerdike, 81 Buckingham Road, Manchester, M21 0QT

Agent (if any): Mr Joe Ball, PJH Architectural Services Office Number 3, 88A Chapel Street, WN7 2DB

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

Recommendation: Approve

Date of recommendation: **23rd March 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11th March 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 January 2021 Expired: 10 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/area

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a two storey side extension and part single, part two storey rear extension to provide additional living accommodation

Consultations & Notification Responses

An objection via public access and via email (including photographs) has been received from a neighbouring property in relation to:

- Light deprivation - the proposed extension would be overlooking our side stairs and landing window which, as the sun rises, would result in considerable loss of natural daylight/sunlight caused by both obstructing and shadowing affects. The direct sunlight would be completely obstructed around the hours of 7 am and 11am and partially affected at other times. Externally the proposed extension would also cause loss of natural light in both the front garden, part of the driveway/garage roof and back garden. The area in front of our garage suffers already from damp from the existing shadowing caused by No 81. This is compared to other parts of our driveway, not in parallel to No 81 which do not suffer with such damp. We can only anticipate that this would will be affected further should the proposal be approved as the side extension moves closer to our boundary.

- **Loss of Privacy-** This again is expected to occur as a result of the proposed application. The proposed side entrance parallel to the small fence partition and forward to our front door almost certainly will cause a loss of privacy due to likely regular use for access. Also, noise levels are highly likely to be increased as it is proposed to be a utility room therefore noise from operating machines and people will occur. To the rear there is a 2nd storey window proposed which will overlook our back garden and deprive us of our valued existing privacy.
- **Appearance -** It is of upmost importance to maintain the character and appearance of the immediate environment including surrounding properties and sense of green space locally. We purchased the property 15 years ago because of the balanced, spacious and set back appearance of this part of Buckingham Road. The proposed design appears inappropriate in scale/style in comparison to other properties locally. We feel the proposed application will have an undesirable affect on our property, living space and general landscape.
- **Aware that prior to purchasing our property in 2006 a previous 2 storey application was not granted for our property due to neighbours' objections.** (Neighbouring property has history of extensions approved in 1990's, including two storey to the rear that does not seem to have been implemented, no refusals).

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

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.

Issues

Design and Appearance - The proposal is for the erection of a two storey side extension and part single, part two storey rear extension constructed utilising bricks, render, grey roof tiles and white UPVC windows to match the existing house. It is not considered that the extension 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.

Scale and Massing and impact on Residential Amenity – The proposed two storey side extension would project 1.24m from the side elevation setting back from the front building line by 30cm to show a nominal setback and dropped ridge to show the extension as subordinate. The setback is not necessarily necessary to overcome terracing due to the variation in the building line at this point in the street scene.

The existing building on the application site sits due south of the neighbouring property at No. 83 Buckingham Road. As such, the existing building removes light to the side elevation and partially to the front garden/elevation. The two storey side/rear extension does not impact light availability to the rear due to the relationship of the two properties to one another, No. 83 sitting further back away from Buckingham Road nearing the head of the culs-de-sac.

The neighbour has referenced the loss of light availability to non-habitable windows to the side elevation, however it is not considered that the small scale side projection would cause such an adverse impact to light availability over the existing relationship so as to cause a sufficiently undue impact to warrant refusal of planning permission.

There is one high level frosted window to a bathroom at first floor and one glazed utility door at ground floor to the north facing elevation, which would need to be conditioned to remain obscurely glazed. The windows to the front (1.45m nearer to the shared boundary than existing windows) and rear (0.68m nearer to the shared boundary than existing windows) elevation of the side extension would not offer any further significant undue overlooking / loss of privacy than from windows to the existing property.

The proposed part single, part two storey rear extension would project c. 3.36m from the rear of the property. The single storey extension would sit on the shared boundary and the two storey element would be located c. 2.77m from the shared boundary with the adjoining semi detached property at No. 79 Buckingham Road. The application property is due north of the attached semi. The attached semi detached property also have a sizeable single storey rear extension, that the proposal would not go beyond. The two storey extension is set off the boundary a sufficient distance to have any undue impact in terms of overbearing impact / loss of light to the rear facing first floor windows at the adjoining semi detached property.

Conclusion - 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:

2020-1474-P-103 A FLOOR PLANS AND ROOF PLANS
2020-1474-P-104 B ELEVATIONS
2020-1474-P-107 A THE LOCATION PLAN

Received 12th March 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 extension hereby permitted shall be as stated on the 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 window and door in the north elevation facing towards No. 83 Buckingham Road 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

79 Buckingham Road, Manchester, M21 0QT
24 Buckingham Road, Manchester, M21 0GT
Unit 1, Albany Road Trading Estate, Albany Road, Manchester, M21 0AZ
Unit 2, Albany Road Trading Estate, Albany Road, Manchester, M21 0AZ
83 Buckingham Road, Manchester, M21 0QT
22 Buckingham Road, Manchester, M21 0GT
20 Buckingham Road, Manchester, M21 0GT

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
Area Team Boundary - Name: SOUTH

