

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133533/FH/2022

Date registered valid: 14 April 2022

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

Address: 5 Roundwood Road, Manchester, M22 4AS

Ward(s): Northenden Ward

Applicant: Kirti Mistry 5 Roundwood Road, Manchester, M22 4AS

Agent (if any): Mr Ahmed Choudhry Nada Architects 169 Kingsway, Manchester, M19 2ND

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

Recommendation: Approve

Date of recommendation: 8 June 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05.05.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 April 2022 Expired: 17 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 site is a 2-storey brown brick butterfly plan form semi situated on a rectangular plot. It is located on the south side of Roundwood Road at the junction with Penarth Road in the Northenden ward.

There is an attached flat roof garage on the eastern elevation and gardens at the front and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area south-west of Northenden District Centre. House types within the immediate area are a mix of styles with a detached bay fronted dwelling (No.3) to the east, rectangular plan semi's and butterfly plan semi's.

The palette of materials is all red-brown brick and red interlocking clay roof tiles. Roof profiles are hipped.

Description of development

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

The extensions at ground floor convert the garage into a store, utility room and WC. The dining room is also extended out and a gym is proposed off the garage footprint. The first floor provides a dressing area and en-suite.

The application has been amended in the interests of visual amenity.

Consultations & Notification Responses

A total of 6no. neighbours were notified of the application; no comments were received.

Policy

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 of relevance to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF) (June 2021)

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

Issues

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 scale of development that is acceptable in principle, subject to satisfactory compliance with policies that protect residential and visual amenity and make adequate arrangements for car parking and bin storage.

Residential Amenity

The extensions will have an acceptable impact on residential amenity. Development over the garage would face the roof over a single storey side extension and the blank gable end at No.3 to the east.

The single storey rear extension enlarges the dining room by 2.5 metres with another 2.5 metres alongside coming off the garage footprint to create a gym. This would sit on the boundary with No.3 having a length of 5.1 metres off the original rear elevation. No.3 and the site have a splayed relationship and are different house types. As a result, the end point of this

extension would sit just beyond the nearest rear corner at No.3. The occupiers of this property would have a limited view of the extension on their boundary. As it is single storey only and is 2.1 metres to eaves and 3.5 metres to a dual pitched roof, there would be no loss of amenity for this occupier. Finally, the rears of these properties faces south-east which permits maximum access to light.

Visual Amenity

The proposal has been amended to have a more acceptable visual impact in the street scene. The extended first floor has been set back by 500mm and the roof ridge line set down to reduce the bulk and create a sense of subservience. The 500mm set back is justified in this instance as there is no risk of a terracing effect. As noted above, No.3 to the east is a different house type. It has a building line that is offset 25° on the vertical plane to the site and has a pyramid hip which means that a similar extension to the boundary could not be constructed due to the location of roof timbers.

The extension in this case is sited to make the best use of space above the garage and at the ground floor rear where there is a large garden. It has a width of 3.3 metres which is proportionate to the 7.5 metre width of the original house and the design maintains the sense of the original butterfly plan form. This is particularly welcomed as in other examples it has been lost (eg: Nos. 18, 44, 61 and 75 Roundwood Road) by infilling the original set back 'wing'. The eaves and windows line through with the original and materials are brick and pantile to match the existing. This is required to comply with condition 3 attached below.

Parking / Bin storage

Parking can continue to be taken off the front driveway. Bins are stored at the front at present. However, a retained garage door and creation of a store in the front section of the garage means that bins can be stored away from the front garden / driveway area to the benefit of the street scene.

On the basis of the above, the proposal accords with saved UDP policy DC1 and policy DM1 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 the conditions below and for the reasons outlined in the delegated report. A total of 6no. neighbours were notified of the application; no comments were received. The application has been determined following amendments to the design in the interests of 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 14th of April 2022 or as stated:

The Application Form

Location Plan

Existing GA Site Plan and Elevations (01)001 PL0

Existing and Proposed GA Floor Plans (02)001 PL1 received by email on the 8th of June 2022

Proposed GA Site Plan and Elevations ((03)001 PL1 received by email on the 8th of June 2022

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

4) The first floor en-suite window on the front elevation, shall be obscure glazed to a specification of no less than Level 5 of 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 Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

3 Penarth Road, Manchester, M22 4AG
1 Penarth Road, Manchester, M22 4AG
4 Roundwood Road, Manchester, M22 4AT
2 Roundwood Road, Manchester, M22 4AT
3 Roundwood Road, Manchester, M22 4AS
1 Roundwood Road, Manchester, M22 4AS

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH