

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133568/FH/2022

Date registered valid: 20 April 2022

Proposal: Erection of a single storey rear extension following demolition of existing conservatory

Address: 70 Firbank Road, Manchester, M23 2YH

Ward(s): Baguley Ward

Applicant: Mr Steve Cook 70 Firbank Road, Manchester, M23 2YH

Agent (if any): Mr Joe Jennings Extensions NW Ltd 3 Cribden Street, Rawtenstall, Rossendale, BB4 8HZ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7th June 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 May 2022 Expired: 26 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 property that is the subject of this application is a brown brick detached single storey bungalow sitting within a good sized plot. It has garden area to the front side and rear. It is identified as 70 Firbank Road. Access to the rear garden is taken through a gate down the side of the property. There is off road parking for a couple of vehicles together with an integral garage. There is an existing white UPVC single storey conservatory on the rear of the property. The conservatory will be removed to facilitate the proposed development. The garden abuts the boundary with Newall Green Primary School. The property is located within the Baguley ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential, with a mix of bungalows and 2 storey semi- detached houses. On the opposite side of the road (east) is the Firbank pub, and to the immediate south of the proposal site is Newall Green Primary school.

Description of development

The proposal is for the erection of an infill single storey extension to the rear. The original footprint of the bungalow is an 'L' shape. The erection of the extension to the rear would bring this in line with both the existing side and rear building lines. The roofline proposed would mirror that of the existing property being dual pitched in design. There would be 2 windows in the rear elevation overlooking the applicants own garden, and a set of bi-fold doors on the side elevation

again overlooking the applicants own side garden. There would be three Velux rooflights within the roof slope, there is a new window proposed within the existing gable end on the elevation facing the school, however planning permission is not required for this. The infill extension would have a rearward projection of 3.58 metres. and an overall width of 3.66 metres. The maximum height to the ridge would be 3.45 metres. The materials proposed would match those of the existing property.

Consultations & Notification Responses

Local Residents-were informed no representations have been received.

Issues

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o 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.

Principle

The principle of extending a residential property in an established residential area to create additional living accommodation is generally considered acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight to indicate otherwise.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The applicant proposes a single storey rear extension following demolition of existing conservatory. The roof would be a dual pitch roof with the installation of 3 x no. roof lights. Bi folding doors are proposed on the side of the property with 2 windows on the rear elevation. The proposed materials would match those of the existing property. Given that the extension projects no further rearward than the original property it will not be readily viewed from the property at number 68 Firbank Road, it also goes no closer to the common boundary with

Newall Green primary school on the common southern boundary, and in any event there is established tree cover along the boundary with the school playing fields being over the other side of the fencing, and the school building being some distance away. It is not therefore considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

Visual amenity and impact on the character of the area

The extension would not be visible from the public highway and would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered to be of an appropriate scale, retains subservience and is in sympathetic to the design of the host property. It enables a better use of the development than the existing conservatory which is hot in the summer and cold in the winter. It provides a much more usable space. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1

Siting, scale and massing

The size and footprint of the proposed extension is not considered to result in an overbearing impact upon the residential amenities of surrounding properties. It is of a commensurate scale to the host property and there is no issue relating to the massing of the extension it is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are to match those of the existing; The design detail is what would be expected of an extension of this type and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

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, EN3 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

Officers have worked with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

Proposed site plan received 20.04.2022

Site Edged Red received 20.04.2022

3064-01 Existing and Proposed Floor Plans received 20.04.2022

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, including the mortar and patching in.

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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

68 Firbank Road, Manchester, M23 2YH

Newall Green Primary School, Firbank Road, Manchester, M23 2YH

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 45M

Area Team Boundary - Name: SOUTH