

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133512/FH/2022

Date registered valid: 13 April 2022

Proposal: Erection of a single storey rear extension to form additional living accommodation

Address: 11 Bamford Road, Manchester, M20 2QP

Ward(s): Didsbury West Ward

Applicant: Laura Keenan, 11 Bamford Road, Manchester, M20 2QP

Agent (if any): Mr David Lambert, ARCD Architects 3 Hesketh Avenue, Manchester, M20 2QN

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 7 June 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 07.06.2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 4 May 2022 Expired: 25 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a red brick Victorian mid-terraced property situated on the south-western side of Bamford Road in the Didsbury West ward. The 3-storey plus basement property has a lower-ground level rear garden facing south-west that is accessed via 3no. steps. At the front is a block paved garden that can accommodate 2no. cars.



This house type has a 2-storey mono-pitched roof rear outrigger with windows above. On the side of the outrigger are living and bedroom windows which are on the recessed elevation alongside. The rear garden is enclosed on each side by 1.8 metre high timber close-boarded fencing.

Description of area

The property is in an established residential setting with land at the rear forming part of the curtilage of Ford Bank Cottages. This is separated from the site by mature trees which screen this land at garden level. There is a public footpath that separates the site from this land which is accessed either at various points along Bamford Road or via Eversley Road to the north-east. It was noted on a site visit that residents' bins are stored on this footpath which widens between No.1 Bamford Road and No.37 Claremont Grove.

Description of development

Erection of a single storey rear extension to form additional living accommodation

The extension extends the existing kitchen / lounge area by 2 metres and fills in the recessed space to form a wraparound extension to the boundary with No.13. It proposes to admit more light through full height glazed doors at the rear and a frameless atrium on the wraparound at the side.

The application is accompanied by a Design and Access Statement which sets out the detail of the proposal and the discussions with the occupier at No.13 prior to submission of the application.

Consultations & Notification Responses

A total of 7no. neighbouring occupiers were notified of the proposal; no comments were received.

Issues

The application is subject to assessment against the following policies within the Development Plan:

Saved UDP policy DC1

Core Strategy policies DM1 and SP1

Principle

The application seeks extensions to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes to provide additional living accommodation. There are no objections to the principle of the development subject to acceptable impacts on residential and visual amenity which are considered below.

Residential Amenity

The main consideration is the impact on the occupiers at No.13 to the west. The rear elevation of this property mirrors the arrangement of outrigger and recess as the site. Development is proposed that will extend off the recessed rear wall forming a rear living room at the site and projects along the boundary with No.13 for a depth of 4.7 metres and height of 2.75 metres to a flat roof. The intervening fence of 1.8 metres will be retained. The height has been kept deliberately compressed, (internal ceiling height is 2.25 metres) and the site topography has a lower ground level. These factors, together with the height of the retained fencing and south-west rear orientation, combine to mitigate any overbearing or significant overshadowing the rear habitable room at No.13.

Turning to the impact on No.9 to the east, the extension only projects 2 metres beyond the rear elevation of the outrigger which adjoins the same outrigger at No.9. There is a kitchen window and door on the outrigger which the extension would run alongside. Given the height, depth of projection and orientation, the extension will not result in the loss of any amenity for the occupiers of this property to any significant extent.



On the basis of the above, the proposal accords with the above policies within the Manchester development plan.

Visual Amenity

The extension is sited in the most obvious location along the side and rear elevations taking account of internal constraints and opportunities to create a lighter interior and making use of often unused space at the side of the outrigger.

It adds a modest scale of development off the rear elevation with a simple rectangular plan form along both elevations.

The design is a simple box shape emphasised by the flat roof and with large full height sliding aluminium doors and window on the rear and a contemporary lightweight frameless atrium along the side elevation which together admit the maximum amount of light. The design of the atrium would be unobtrusive along the neighbouring boundary.

The extension will have limited views other than from neighbouring gardens either side.

The elevations are proposed to be constructed of red brick to match the existing dwelling, with a single-ply membrane grey roof. The materials are proposed to be implemented as set out in condition 3 below.

A desktop assessment of rear extensions on this house type on Bamford Road conducted through Google Earth indicates that this is the first proposal for a wraparound. As such, any approval would establish a set of parameters which would be acceptable in principle should

other householders in the terrace similarly wish to extend their homes. This would be subject to an actual site assessment and public consultation to determine the acceptability of any similar proposal.

On the basis of the above, the proposal will have an acceptable impact on the visual amenities of the dwelling and wider area, in accordance with the above policies within the Manchester Development plan.

Parking / Bin storage

As development is entirely at the rear and the majority of rear garden space is retained, there would be no loss of land for the management of off-road parking and bins from within the site curtilage.

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 was notified to 7no. neighbouring occupiers; no comments were received, and the application 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 13th of April 2022:

Application form

Location Plan L(-)000

Existing Block Plan L(-1)00

Existing Floor Plans L(-2)001

Existing Elevations L(-4)001

Proposed Block Plan L(-1)002

Proposed Floor Plans L(-2)002

Proposed Elevations L(-4)002

Proposed Sections L(-3)002

Design and Access Statement prepared by ARCD Architects

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 implemented in accordance with the approved details as set out in the drawings specified in Condition 2 of this approval.

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.

Appendix 1 – List of consultees & neighbours notified

13 Bamford Road, Manchester, M20 2QP

Ford Bank Coach House, Victoria Avenue, Didsbury, Manchester, M20 2RA

Flat 1, 7 Bamford Road, Manchester, M20 2QP

9 Bamford Road, Manchester, M20 2QP

Flat 3, 7 Bamford Road, Manchester, M20 2QP

Flat 2, 7 Bamford Road, Manchester, M20 2QP

15 Bamford Road, Manchester, M20 2QP

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) -

Area Team Boundary - Name: SOUTH