

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133337/FH/2022
Date registered valid: 7 April 2022
Proposal: Erection of single storey rear extension and front porch.
Address: 65 Chudleigh Road, Manchester, M8 4PR
Ward(s): Crumpsall Ward

Applicant: Mr Pervez Barket, 65 Chudleigh Road, Manchester, M8 4PR
Agent (if any): Mr M. Amjad, 77 Fields New Road, Oldham, OL9 8BT
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27.05.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 April 2022 Expired: 4 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/Area

The application relates to a mid-terraced brick built dwellinghouse in the Crumpsall area of North Manchester. The property benefits from hard landscaping to the front and a paved elevated rear garden sloping down towards the rear boundary. Shared boundary treatment in the form of masonry wall to the front and timber fencing along the shared and rear boundaries.

Description of development

The application seeks consent for the erection of a single storey rear extension together with a front porch to form additional living accommodation. The rear extension accommodates an open plan living room area including one rear elevation window and door. The proposed extension incorporates a hipped tiled roof, with approx. dimensions of Height 3.2m/ (at the eaves) 2.4m x Width 4.6m x Rear Projection 4m. The extension would be sited approx. 1.3m from the shared boundary with 63 Chudleigh Road and sited approx. 0.2m from the shared boundary with 67 Chudleigh Road.

The front porch would have dimensions of Height 2.5m x Width 1.5m x Depth 1.8m. The front extension would include the installation of a front elevation door and side panels.

Consultations & Notification Responses

Local residents were notified however none responded

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Issues

Principle

The proposed development is a single storey rear extension together with a front porch to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on neighbouring's properties' residential amenity.

Residential and Visual Amenity

It is not considered that the proposed single storey rear extension would give rise to any significant residential or visual amenity to the neighbouring properties. The rear extension would have a rear projection of 4 metres and extend 0.2 metres from the shared boundary with 67 Chudleigh Road. However, 67 Chudleigh already have a single storey rear extension with a slightly smaller rearward projection than what is proposed on this application. Therefore, it is considered that the overbearing and overshadowing impacts would be minimal on the neighbouring property and is deemed acceptable.

The property benefits from a normal sized rear garden area and whilst the rearward projection of the rear extensions is longer than referred to in DC1 with an overall length of 4 metres, it is below that which could be implemented as a maximum length under the larger homes extension regulations. It is considered that the proposal would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

The roof profile will consist of a hipped roof and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. It is considered the introduction of a single storey rear would be minimum in terms of impact and would not be a prominent feature within the streetscene, given its position and orientation. The proposed development would allow for amenity space to be retained along the rear of the application site; therefore it is considered to be an acceptable addition to the property.

The proposed fenestration elements are located along the rear elevation overlooking the rear garden and are features that are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be in character of the property. Therefore, it is considered that the proposal is acceptable in terms and would not give any adverse impacts on the character of the property or the surrounding area. A condition shall be applied to any approval granted no further windows in any of the elevations.

As mentioned above the front porch would have a footprint of Height 2.5m x Width 1.5m x Depth 1.8m. The proposed footprint along the front elevation does not form an incongruous feature within the streetscene. The proposed front extension is considered to be acceptable in this location and would not create any undue loss of visual or residential amenity to neighbouring occupiers, off street car parking can still be accommodated.

Design and Appearance

The proposed rear extension and front porch have been designed sympathetically to relate to the existing property and extension. The proposed extensions would be made of materials to match the existing property. A condition shall to that effect would be attached to any approval. Therefore, the design of the extension would not adversely affect the appearance of the dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and Saved UDP Policy DC1.

Waste Management

There is sufficient land to the rear of the property without causing any additional residential amenity.

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 applicant in a positive and proactive manner to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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 permission.

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Local plan and drawings numbers:

Drawing- Location Plan, stamped as received by the City Council, as the Local Planning Authority on 28 March 2022

Drawing- Plans and Elevations

Drawing- Block, Sections Details

All stamped as received by the City Council, as the Local Planning Authority on 16 May 2022

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

- 3) The materials to be used on the external surfaces of the extension hereby submitted shall match those of the existing dwellinghouse, in type, size, colour and texture.

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) 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 interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

23 Mariman Drive, Manchester, M8 4PS
21 Mariman Drive, Manchester, M8 4PS
19 Mariman Drive, Manchester, M8 4PS
67 Chudleigh Road, Manchester, M8 4PR
63 Chudleigh Road, Manchester, M8 4PR
60 Chudleigh Road, Manchester, M8 4PG
58 Chudleigh Road, Manchester, M8 4PG
56 Chudleigh Road, Manchester, M8 4PG
62 Chudleigh Road, Manchester, M8 4PG
54 Chudleigh Road, Manchester, M8 4PG

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1