MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129696/FH/2021
Date registered valid:	12 March 2021
Proposal:	Erection of a single story rear extension to provide additional living accommodation
Address:	66 Lynnwood Road, Manchester, M19 1RJ
Ward(s):	Didsbury East Ward
Applicant:	Mr Joe Parker, 66 Lynnwood Road, Manchester, M19 1RJ
Agent (if any):	Sam Shaw, 15 York Drive, Warrington, WA4 2EJ
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: **7 May 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 March 2021 Expired: 9 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a hipped pantile roof. The property features bay windows, an existing attached garage to the side and a single storey kitchen outrigger to the rear. The plot includes a front garden, driveway and rear garden.

Description of area

Lynnwood Road is residential in nature, comprising of semi-detached family dwellinghouses, and located within East Didsbury, north of the tram stop and Parrswood complex.

Description of development

The applicant wishes to replace the kitchen outrigger with a new single storey rear extension to provide additional living accommodation. Originally this was applied for under a prior approval application (129052/LP/2021), which was refused due to the existence of an original kitchen outrigger, the side elevation of which this extension would project, with a width greater than half that of the originally dwelling house.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

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

The National Planning Policy Framework (NPPF, 2019)

- Chapter 12 – Achieving Well-designed Places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension to provide improved living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would replace the outrigger at the rear, facing north-east. It would project 3m to the rear with a width of 5m, an eaves height of 2.5m and a maximum height of 3.5m. It would leave a gap to the party wall shared with No.64, which features its own 3m extension along the boundary, of 0.21m. The rearward projection complies with the limit stipulated within policy DC1 (of 3.65m) and accords with the permitted development regulations for height, hence the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The extension would be built of brickwork and tiles with uPVC windows to match the existing dwellinghouse, which has been conditioned, along with aluminium doors. The mono-pitched tiled roof would contain 3no rooflights and the rear elevation would feature a set of glazed bi-folding doors opening onto the garden, whilst the side elevation facing the adjoining semi would be blank and the side facing the end of No.31 Bolton Avenue's rear garden would contain a window. The proposal is standard in design and would be in-keeping with the residential extensions in the area. Sited at the rear, it would not be visible from a public highway and therefore would not feature within the street scene, hence the character of the area should not be harmed by these works, particularly given the precedent in the area for extensions. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – The proposal shouldn't significantly impact upon neighbouring occupiers' view, light or privacy, due to its scale, siting and orientation. It will cause minimal overshadowing of the end of No.31 Bolton Avenue's garden but this is not deemed significant and it is sited north of the adjoining semi. In addition to this, no objections were received from the local residents notified of the development, nor any other party.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence in accordance with the following conditions.

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 polices 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 based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 drawing numbered '006', stamped as received by the City Council as Local Planning Authority on the 12th March 2021.

Reason - To ensure 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, 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.

Appendix 1 – List of consultees & neighbours notified

13 Antrim Close, Manchester, M19 1TB
11 Antrim Close, Manchester, M19 1TB
27 Bolton Avenue, Manchester, M19 1RP
64 Lynnwood Road, Manchester, M19 1RJ
29 Bolton Avenue, Manchester, M19 1RP
31 Bolton Avenue, Manchester, M19 1RP

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