

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133248/FH/2022

Date registered valid: 17 March 2022

Proposal: Erection of single storey front extension, conversion of garage into habitable room and part single part two storey extension at rear together with dormer to rear to provide additional living accommodation

Address: 101 Chelsfield Grove, Manchester, M21 7BD

Ward(s): Chorlton Park Ward

Applicant: Mr Ishfan Musa, 101 Chelsfield Grove, Manchester, M21 7BD

Agent (if any): Mr Sohail Musa, SMS architecture, 59 Croston Street, Bolton, BL3 4BB

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7th June 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	3 May 2022
Standard consultations:	Printed: 25 March 2022 Expired: 15 April 2022
Neighbour notifications	Printed: 25 March 2022 Expired: 15 April 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 relates to a two storey mid terrace property with front and rear dormer windows and integrated garage. The property forms part of a new build estate erected circa 2002. There is an open plan garden to the front and garden to the rear. A driveway is also located to the front of the property.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character.

Description of development

The applicant is proposing to erect of single storey front extension, conversion of garage into habitable room and part single part two storey extension at rear together with dormer to rear to provide additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No objections have been received in respect of this application.

Transport For Greater Manchester -- The location of the proposed development is sufficiently remote from Metrolink that we therefore have no comments to make from a Metrolink perspective in respect of this application.

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

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 Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally 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 in amenity terms that would warrant refusal of the application.

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.

History

There are 6 planning application relating to this site as follows, 3 of the applications relate to the whole of the estate.

101782/FH/2013/S1 - Application Refused - 12.04.2013 Erection of part first/part 2 storey side extension, single storey rear extension, conversion of garage and dormers to front and rear

099236/FH/2012/S1 - Application Approved - 06.06.2012 Erection of a single storey rear extension to form additional living accommodation and conversion of existing garage to form living accommodation including elevational alterations

098046/FH/2011/S1 - Application Approved - 26.01.2012 Erection of single storey rear extension and garage conversion.

060028/FO/SOUTH1/00 - Application Approved - 03.10.2001 Residential development comprising 62no. two & three storey dwellings, 4 studio apartments and 48no. flats in 4 three storey blocks with associated car parking and landscaping

065644/FO/SOUTH1/02 - Application Approved - 27.08.2002 Re-siting of flat block approved under permission 060028/FO/SOUTH1/00

065278/FO/SOUTH1/02 - Application Withdrawn - 29.08.2002 Substitution of previously approved plots 57 to 78 with 28 two bedroom flats and 3 town houses shown as plots 114-144

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey front extension, conversion of garage into habitable room and part single part two storey extension at rear together with dormer to rear to provide additional living accommodation.

Ground Floor

The applicant is proposing to convert the existing garage and extend it forwards measuring 1.290m in line with the front wall of the house. The garage door would be replaced with a window. The rear element of the garage would be extended with a projection beyond the rear wall of the house by 2.640m and extending across the rear wall up to the shared boundary with the adjacent property no. 99 Chelsfield Grove. The height would be 2.7m and would have a flat roof with the inclusion of 2 x roof lanterns, a window on the rear elevation and bi folding doors.

First Floor

The applicant proposes to extend rearwards at first floor measuring 1.030m ending in line with the existing rear wall of the house. No windows are proposed on the rear; however, a roof light would be incorporated in the rear slope of the roof with the retention of the window to the front elevation. The roof would be set down significantly reflecting the design of the existing gable roof of the property.

It is not considered that the introduction of an extension to the front and rear would give rise to overshadowing or loss of light to the surrounding properties, especially given that the adjoining and adjacent properties are higher than the host dwelling. Although the extension would be visible from the public highway and therefore would feature within the street scene. The character of the area has been retained and is in keeping with the existing and other houses in the area and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Dormer

The applicant proposes the installation of a rear dormer window which would extend across the roof set down slightly from the ridge line of the original roof height and in from the side walls of the house. Two windows are proposed which overlooks the rear garden. Given the distance to rear boundaries it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and the dormer is set back from the eaves. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

On balance, the extensions and rear dormer window are considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property. The proposal would be proportional to this dwellinghouse and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall the proposal is considered to comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Scale and Mass

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extensions are not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching bricks and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the front and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Bins

As the access along the side would be removed due to the proposed extension, a new bin location has been provided along the shared boundary with no. 103 Chelsfield Grove to the front of the property. The bins would be enclosed within a timber surround and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Although the garage would be converted, the applicant proposes to relocate the off street car parking space creating a permeable driveway as shown on the plan no. 03 Proposed Plan Rev E. This is considered to be an acceptable change.

Conclusion

The proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

Overall, the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan. It is not considered that the introduction of a side/front extension and rear dormer would provide visual harm to the adjacent or surrounding properties in the area. In addition, no comments or objections have been received from local

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 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 within the Development Plan.

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 6th June 2022 numbered 03 Rev E Proposed Floor Plans

Received on 6th June 2022 numbered 04 Rev E Proposed Elevations

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The refuse storage area to the front of the property hereby approved shall be carried out in accordance with the following drawings and documents and shall remain so in perpetuity.

Received on 6th June 2022 numbered 03 Rev E Proposed Floor Plans

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.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester

50 Chelsfield Grove, Manchester, M21 7SU
52 Chelsfield Grove, Manchester, M21 7BD
54 Chelsfield Grove, Manchester, M21 7BD
99 Chelsfield Grove, Manchester, M21 7BD
56 Chelsfield Grove, Manchester, M21 7BD
103 Chelsfield Grove, Manchester, M21 7BD

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