

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 129405/FH/2021

Date registered valid: 22 February 2021

Proposal: Erection of a 1st floor side extension, a single storey rear extension and erection of front porch.

Address: 6 Moor Park Road, Manchester, M20 5PF

Ward(s): Didsbury East Ward

Applicant: Mrs Farah Khan 6 Moor Park Road, Manchester, M20 5PF

Agent (if any): Barry Cullen Flat 27 Brookside Court, 101 Slade Lane, Manchester, M19 2AH

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 April 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None during Covid-19 pandemic. Photos provided by agent and desk top survey

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 February 2021 Expired: 18 March 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

The application site is a bay-fronted inter-war semi-detached property situated on the south side of Moor Park Road at the junction with Denholme Road in the Didsbury East ward.

The property sits on a roughly triangular plot that is south-west facing at the rear, with an attached flat roof garage on the western side and off-road parking at the front adjacent to a lawned garden.

The property has previously been extended at the rear with a 2-storey flat roof extension towards the boundary with No.4 Moor Park Road to the west and a single storey extension on the boundary with No.2 Denholme Road to the east.



The materials palette comprises red brick elevations with a red clay interlocking tile hipped roof.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area comprising a medium density inter-war housing estate 93 metres east of the A34 Kingsway and 73 metres west of the B5095 to Cheadle. The River

Mersey lies 129 metres to the south placing the site in Flood Risk Zone 2, Environment Agency Flood Risk Warning Area and Critical Drainage Area.

The site is very close to a range of retail, education, leisure and transport amenities all clustered around the Parrswood Entertainment Centre several metres to the north.

Description of development

Erection of a 1st floor side extension, a single storey rear extension and erection of front porch.

The application was amended to remove a first-floor rear terrace on the adjoining boundary with 1.8-metre high privacy wall. This has been replaced by French doors with a Juliet balcony.

A second Juliet balcony is proposed on the first-floor rear elevation.

Consultations & Notification Responses

Neighbour notifications - 2 objections:

Objection 1

I'm generally happy with the proposed. However, I do object to the balcony, and the wall being built to this balcony.

As I feel this is not in keeping with the area. In addition to this it will impact our right to light to our bedroom. Lastly to this we feel there will be privacy concerns as it will overlook our garden.

Lastly, I do work in construction and I am more than sympathetic that noise and dust will be generated during the build. However, I must add that weekend working must be limited to the usual construction timings.

Objection 2

I would be happy to support but require further reassurance from the Council. The proposed build looking at the plans on top of the current garage could potentially block the flow of natural light to the top right front bedroom in my house and the bedroom below. Both bedrooms are occupied by vulnerable groups of my family who are mostly in their room and this would therefore affect the quality of their life. I would like to be assured by the Council that the proposed build will not compromise this.

In addition, I believe the current build of the garage and 'shed' behind it encroached on land that belonged to my property (we were advised this by the solicitor when we made this purchase). I would anticipate that demolition of the garage and rebuild according to these plans will ensure that legal land boundaries are respected, and I would seek assurance of this from the Council

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in February 2019 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government.

It states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built

environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres 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;

e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.5 The Council will make exemptions in the case of people with disabilities who require adjustments to meet their day to day needs.

Principle

The application is for extensions to a residential property. Policy DC1 permits such extensions subject to satisfactory impacts on residential and visual amenity, parking, bin storage and flood risk.

Residential Amenity

As amended, the proposal is considered to have acceptable impacts on residential amenity.

The first-floor side extension sits over the footprint of the present garage and ties in with an existing flat roof outrigger to its 5.368-metre height.

This element of the proposal provides an additional bedroom with en-suite and WC, the windows for which are proposed on the rear-facing elevation only and the WC window obscurely glazed on condition of any approval. No new overlooking opportunities will be created as a result.

In terms of shading, the extension will be entirely contained within the mass of the west-facing gable end. This faces the eastern gable at No.4 Moor Park Road, the adjacent property from where concerns have been raised about loss of light into a ground and first floor bedroom window occupied by disabled members of that household. This property has a 2-storey side extension with windows only on the front elevation. Due to the location close to a corner, the application site has a splayed relationship with this property, so the front-facing bedroom windows are set slightly further back. As the front is a north-facing elevation, these windows receive no direct sunlight and so will not be overshadowed by any extension at the side as proposed.



Overlooking concerns were raised by the adjoining neighbour at No.2 Denholm Road in relation to the originally proposed flat roof terrace and privacy brick wall above the ground floor

extension. This has been removed from the scheme and replaced with a glazed Juliet balcony, which removes the opportunities for noise and overlooking.

Elevational alterations at the rear include changing a first-floor rear window to French doors also with a Juliet balcony which would sit behind the rear extended building line of No.4 Moor Park Road.

There are no concerns arising from the single storey rear extension which is a small infill 997mm deep x 3.275 metres wide providing extended dining space, and a windowless room for a parrot.

The garage is to be converted to provide a small amount of independent living space for a disabled family member with a separate front entrance and exit into the rear garden. A door from the kitchen in this element of the proposal leads into the kitchen/dining room of the main dwelling enabling family members to access this part of the property also.

Visual Amenity

Visually, the extensions have an acceptable impact. The splayed siting of the property creates a space which narrows at the side which the architect has responded to by siting the extension as far forward as possible with a 445mm set back at first floor. Although this is less than commonly expected, there is no risk of terracing due to the different angles between the site and No.4 which is extended over 2-storeys at the side, and by retaining a gap of 1.6 metres to the boundary with this property when viewed from the street. This will give further visual relief between the two properties.

The front elevation will also appear subservient due to the 573mm set down roof and 2.6 metre width extension at the front (narrowing to 1.8 metres at the rear) which is proportionate to the scale of the 6.5 metre width frontage of the original house.

In this respect, the extended first floor will share a common design response with No.2 Moor Park Road and No.4 Denholm Road which have a similar or no set back at first floor. Consequently, the proposal would not appear out of character with the style of extended properties in the immediate area.

The roof of the extended property is hipped as with the original and the materials are to match the existing which will be conditioned on any approval.

The small front extension creates a widened porch and WC. There are no visual concerns with this element of the proposal.

Car Parking

Any approval of the proposal would leave a 5.7 metre length driveway in front of the former garage, a loss of approximately 1-metre. The front garden area could however be reconfigured to accommodate a larger vehicle.

Bin storage

Bin storage will continue to be taken from the front garden area as at present.

Flood Risk

The site is within 129 metres of the River Mersey which is to the south placing the property in Flood Risk Zone 2. During negotiations, the applicant was required to provide a Flood Risk Statement setting out the risks and any mitigation measures to make the extended property safe in the event of flood.

As most of the new development is at first floor, the amount of non-permeable floorspace that is being created is very small, less than 20m². The architect has confirmed that the finished floor levels will be no lower than the existing and has been advised of the requirement to introduce flood resilient and resistant materials in the design of the final build. An Informative to this effect is appended at the end of this report.

Conclusion

The application provides additional living accommodation and elevational alterations at the side and rear of a residential property to provide additional living accommodation for a disabled family member.

Following amendments, it is considered to have acceptable impacts on residential and visual amenity, parking, bin storage and flood risk and so complies with saved UDP policies in DC1 and Core Strategy policies DM1 and EN19.

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 this delegated report. The notification of the application by letter to neighbouring occupiers returned two objections to the proposal which resulted in amendments in the interests of residential 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:

Application Form - 15 Feb 2021

Drawing - Location Plan - 15 Feb 2021

Drawing - Site Plan - 15 Feb 2021

Drawing – Existing and Proposed Floor Plans and Elevations 1244 Rev 1, - 30 April 2021

Photos 22 Feb 2021

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, as stated on the Householder Application Form.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4. Before first occupation the ground floor front and first floor rear WC windows as shown on the revised plan reference 1244 Planning Rev 1, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Informatives

- If you cannot raise FFLs 300 mm above the estimated flood level, you should include flood resilience and resistance measures in your design. Use the following guidance:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>

- Consideration of flood safety measures (such as signing up for EA flood warnings) and evacuation plans where required.

Appendix 1 – List of consultees & neighbours notified

7 Glenmere Road, Manchester, M20 5PH
2 Denholm Road, Manchester, M20 5PP
1 Denholm Road, Manchester, M20 5PP
4 Moor Park Road, Manchester, M20 5PF
15 Moor Park Road, Manchester, M20 5PF
13 Moor Park Road, Manchester, M20 5PF

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH