

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131965/FH/2021

Date registered valid: 3 December 2021

Proposal: Erection of a part single, part two storey side extension and part single, part two storey rear extension to provide additional living accommodation and erection of a front porch

Address: 93 Victoria Road, Old Moat, Manchester, M14 6BP

Ward(s): Old Moat Ward

Applicant: Qais Hamed, 93 Victoria Road, Old Moat, Manchester, M14 6BP

Agent (if any): Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.06.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 13 December 2021

Expired: 3 January 2022

Neighbour notifications

Printed: 13 December 2021

Expired: 3 January 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

This application relates to a two storey interwar style semi detached property. There is a single storey lean to on the rear elevation. There is a front garden 5.3 metres deep, a rear garden 14.7 metres long and the drive at the side of the property is approximately 2.2 metres wide.



Listed building: Not applicable

Conservation area: Not applicable

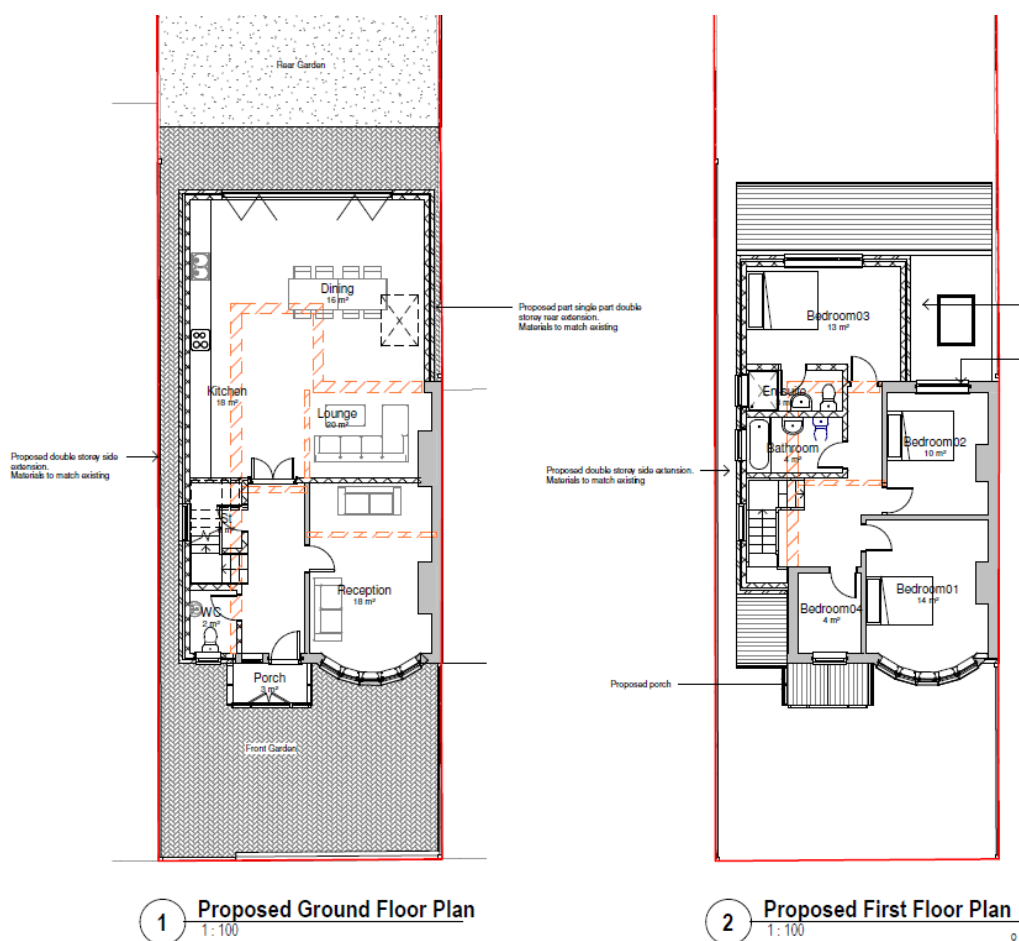
Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The adjoining property has not been extended, whilst the adjacent one has replaced the lean to with a single storey extension across the full width of the property. The extension projecting further than the original lean to. The bottom of the rear garden adjoins the rear garden of a house on Brentbridge Road. There are further residential properties facing the site across Victoria Road.

Description of development

Consent is sought to erect a part single part two storey side extension projecting 1.4 metres from the side of the property. The first floor would be set back approximately 2 metres. The single storey element would have a mono pitch roof and the first floor a hipped roof. At the rear of the property would be a single storey extension across the full width of the property and the side extension and projecting 5.6 metres. At first floor level would be a further extension projecting 3.6 metres. The first floor extension would extend across the rear of the property and the side extension ending approximately 2.6 metres from the shared boundary. The ground floor rear extension would have a mix of a flat roof and a mono pitch and the first floor would have a hipped roof.



The extension would be constructed on a matching brick. The front elevation would contain a single window at ground floor level and no window at first floor level. The rear elevation would have bi folding doors at ground floor level and a single window at first floor level. There would also be a roof light on the ground floor rear extension. The side elevation would contain two first floor bathroom windows and a three quarters height window to the stairs.

The proposed porch would site on the front entrance. It would project 1.2 metres and be 2 metres wide. The maximum height would be 2.9 metres. It would be predominantly glass with a dual pitch roof.

Consultations & Notification Responses

Local residents

On letter has been received objecting to the proposed development. The issues raised are summarised below.

- The proposal represents an overdevelopment of the property.
- Concerned about the close proximity of the extension to the boundary. This could result in terracing.
- There would be poor access to the rear of the property.
- The extension will result in a loss of light to the adjacent property.

Flood Risk Management Team.

The revised drainage scheme is acceptable, and the development should be carried out in accordance with the scheme.

Policy

The relevant Core Strategy policies are DM1, EN8 and EN14

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN8 expects new developments to be adaptable to climate change.

Policy EN14 requires new developments to minimise the risk of flooding.

Core Strategy

The relevant Core Strategy policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. It establishes the principle of extending a property to meet the changing needs of the applicant whilst protecting the reasonable amenity of the occupiers of adjoining properties.

Issues

Principle

The proposed development accords with the principle set down in policy DC1 of allowing residents to extend their homes to meet their changing needs.

Scale

The proposed side extension leaves a narrow gap to the boundary and is set back 2 metres at first floor level. The proposed development would therefore not result in terracing. At the rear the ground floor extension projects marginally less, that would be allowed under the larger homes extensions, whilst the upper floor has a projection of 3.6 metres which accords with policy DC1 and is pulled sufficiently far from the attached property for it not to have an

overbearing impact. On balance it is considered that the scale of the proposed development is acceptable.

In terms of size the proposed porch would accord with the requirements for permitted development.

Design

The design of the extension with its hipped and mono pitch roofs reflects the host property. There are no significant design issues.

Residential amenity

In terms of privacy an overlooking the principle windows are situated in the front and rear elevations overlooking either the street, in which case the impact is no greater than from the existing windows in the property, or the rear elevation where the windows face down the rear garden. In the side elevation there are windows to two bathrooms at first floor level and a three quarters height window to the stair well. As non habitable room windows set in from the boundary there are no privacy issues and should the neighbouring property be extended then they would not suffer from an undue overbearing impact.

In terms of overbearing impact, the adjoining property is abutted by the single storey extension and as such whilst its presence would be noticeable it would not have an unacceptable impact.

The proposed extension would be set in approximately 0.8 metres from the boundary with the adjacent property and it is considered that this together with the extension to the property and the orientation, the extension would be slightly north of west, would ensure that overshadowing would not be significant and confined to later in the day.

On balance it is considered that the proposed extension would not significantly impact on residential amenity.

Refuse

The space at the side of the property is tight however, refuse bins could access the rear of the property for storage.

Flood Risk/Drainage

The applicant amended the scheme and an acceptable scheme has been produced. An appropriate condition is proposed.

Impact on the character of the area.

The objector refers to the extension adversely impacting on the character of the area, however, the absence of large extensions to the properties in the immediate area is not reason to justify refusing consent and there are properties nearby which have more substantial extensions, 48 and 78 Victoria Road being the closest.

Conclusion

On balance it is considered that the proposed extension is acceptable and accords with Council policy.

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 issues arising from the consideration of this 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 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:

A1368(02)001 revision B received 25 January 2022

A1368(02)002 revision B received 25 January 2022

A1368(02)003 revision B received 25 January 2022

Flood Risk Assessment including appendix A, Appendix B, Appendix C and Appendix D by UK Flood Risk, reference QFRA2076 version 1.0 dated 28 February 2022 received 8 March 2022.

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 development hereby approved shall be constructed using materials that match those used in the original property in terms of colour, size and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the windows in the side elevation 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.

5) The development hereby approved shall incorporate the measures identified in the floor risk assessment and drainage reports received 8 March 2022

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This policy is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

61 Finchley Road, Manchester, M14 6EN
95 Victoria Road, Old Moat, Manchester, M14 6BP
91 Victoria Road, Old Moat, Manchester, M14 6BP
38 Victoria Road, Old Moat, Manchester, M14 6BQ
64 Brentbridge Road, Manchester, M14 6AT
62 Brentbridge Road, Manchester, M14 6AT
60 Brentbridge Road, Manchester, M14 6AT

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) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH