

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129787/FH/2021

Date registered valid: 19 March 2021

Proposal: Erection of single storey rear extension to provide additional living accommodation

Address: 27 Leighbrook Road, Manchester, M14 6BG

Ward(s): Old Moat Ward

Applicant: Mr. Anish Ahmed Kari, 27 Leighbrook Road, Manchester, M14 6BG

Agent (if any): Mr. Niamat Ali, NA Design, 47 Egerton Road South, Manchester, M21 0YW

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

Recommendation: Approve

Date of recommendation: 12.05.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 March 2021 Expired: 14 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

This application relates to an interwar style two storey semi detached property. There is a two storey bay and a porch on the front elevation and a small flat roofed kitchen extension at the rear. There is a deep front garden and the rear garden is 19.5 metres long and contains a detached garage. There is a drive at the side of the property. The property is of red brick construction with a hipped roof.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a residential area. The adjoining semi is approximately due north and has a conservatory on the shared boundary which projects approximately 4.5 metres. To the south separate by their respective drives is the side elevation of a similar semi detached property which has a part single part two storey rear extension and a detached garage at the bottom of the garden. To the rear is the playing field attached to Withington Girls School.

Description of development

Consent is sought to erect a single storey rear extension across the full width of the property and projecting 5 metres. The extension would have a hipped roof with eaves at 2.5 metres and a ridge at 3.3 metres. There would be a door in the side elevation facing the drive and in the rear elevation a set of French doors with side panels and a small window. There would be a single roof light on each of the side pitches of the roof.

The existing extension is to be demolished.

Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that guide development in the City including the creation of neighbourhoods of choice.

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

Unitary Development Plan

The relevant saved UDP policy DC1

Policy DC1 sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers. The policy also requires consideration to be given to the impact of the proposal on the amenity of surrounding residents.

Issues

Principle

The proposed extension accords with the principle of extending a property to meet the changing needs of the occupiers as set out in policy DC1

Scale

Whilst at 5 metres the proposed extension projects further than the 3.65 metres identified in policy DC1 it is less than would be allowed under the larger homes extensions requirements. By adopting a hipped roof the overall massing of the extension is kept down. On balance the scale of the proposed extension is considered acceptable.

Design

The design of the extension and pallet of materials reflects the host property.

Refuse

The existing refuse storage arrangements are not affected by the proposal.

Parking

There remains sufficient space within the curtilage of the property to meet the Councils current requirement for one off street parking space.

Residential amenity

The attached property to the north has a 4.5 metres conservatory on the shared boundary. The side elevation of which is glazed and the existing picket fencing does not provide much screening. The proposed extension is therefore likely to have an overbearing impact on the conservatory. However, this would be the case if it was open garden and the presence of a conservatory does not preclude an extension being built under permitted development which would have a similar impact upon it. On balance it is considered that whilst the proposed extension would have an overbearing impact as there remain two unobstructed sides and the roof this is not so significant as to justify a refusal of consent. To the south there are no issues of overbearing impact as the extension is separated by a drive from the adjoining property.

In terms of privacy the proposed windows are in the rear elevation and the roof. The rear windows look down the garden towards the school and will only therefore give oblique views of the adjoining properties gardens which is not considered significant. The roof lights do not give rise to any privacy issues and views into the extension will be severely limited.

On balance it is considered that there will be no significant impact on residential amenity.

Conclusion

On balance the proposed development is considered acceptable.

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:

NA-B02 received 19 March 2021

NA-B03 received 19 March 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 development hereby approved shall be constructed using materials that match those in the existing building in terms of size, colour 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.

Appendix 1 – List of consultees & neighbours notified

26 Leighbrook Road, Manchester, M14 6BR
Withington Girls School, 100 Wellington Road, Old Moat, Manchester, M14 6BL
29 Leighbrook Road, Manchester, M14 6BG
25 Leighbrook Road, Manchester, M14 6BG
30 Leighbrook Road, Manchester, M14 6BR
28 Leighbrook Road, Manchester, M14 6BR

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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH