

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133274/FH/2022

Date registered valid: 21 March 2022

Proposal: Erection of single storey side extension to provide additional living accommodation including elevational alterations

Address: 9 Totnes Road, Manchester, M21 8XF

Ward(s): Chorlton Park Ward

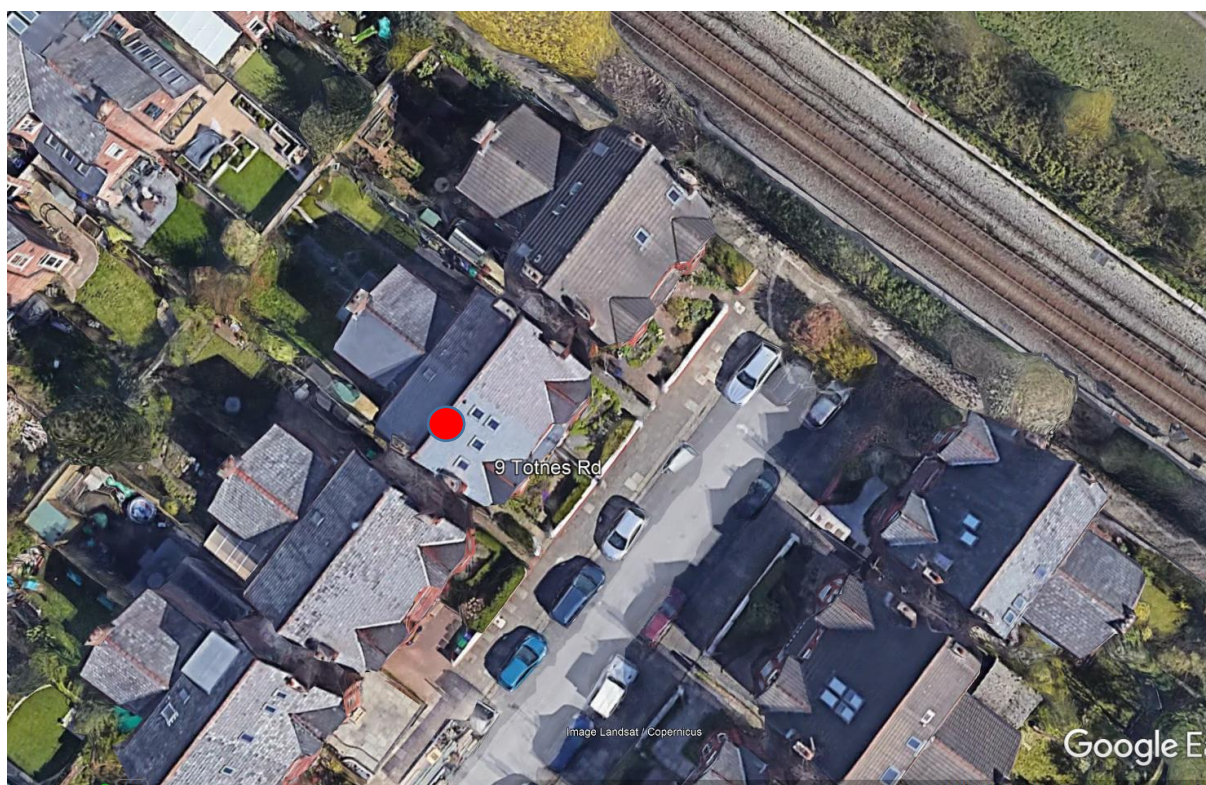
Applicant: Mr & Mrs M. McDonald-Hughes, 9 Totnes Road, Manchester, M21 8XF

Agent (if any): Mr Andrew Whiteley, MMP Architects, First Floor, 145 Wellington Road North, Heaton Norris, Stockport, SK4 2PF

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

Recommendation: Approve

Date of recommendation: 16th May 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	3 May 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 31 March 2022 Expired: 21 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 large semi detached property in the Chorlton Park ward area of Manchester. The property has an existing two storey rear outrigger. A small garden is located to the front with garden to the rear.



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

Description of area

The area is predominantly residential in character located close to the Chorlton District Centre.

Description of development

The applicant is seeking planning permission for the erection of a single storey side extension to provide additional living accommodation including elevational alterations

Consultations & Notification Responses

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

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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

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 have been no previous planning applications relating to this site.

Residential Amenity

The application proposes the erection of a of a single storey side extension to provide additional living accommodation including elevational alterations. The property benefits from an existing two storey rear outrigger.

Side

The extension would be located on the rear wall of the property extending along the side of the two storey rear outrigger measuring approximately 5.5m in projection ending in line with the existing outrigger to a width of approximately 1.9m providing a flush appearance on the rear. The height of the proposal would be approximately 3.0m to eaves and 4.2m total height.

A window and glazed doors are proposed on the side elevation facing no. 7 Totnes Road. Given that the boundary treatment has been removed and to remove the potential to provide overlooking from the side glazing, a condition for obscure glaze has been attached.

The extension would not be visible from the public highway and therefore would not feature within the street scene. It is considered that the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible. The footprint is not considered to create a bulky or disproportionate scale addition to the property especially as the proposal is single storey. Given the gap together with the height of the proposal,

this would not lead to overshadowing or loss of light and therefore complies with City Council policies.

It is not anticipated that there would be harm given by the introduction of a single storey side extension. In addition, no comments or objections have been received from local residents notified of this application.

Elevational Alterations

As part of the changes, the applicant proposes to replace the rear window with glazed doors and elongated windows adjoining the doors. This is considered to be acceptable and independently can be carried out under permitted development.

Given the location of the glazed doors, these are not considered to provide any further overlooking than the existing window on the rear elevation. Furthermore, given the existing boundary treatment, this would provide screening to the property opposite.

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

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is 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 extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be an acceptable addition to the property and in terms of the proposed materials it is intended to use matching materials as specified in the application form.

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.

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 with 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 21st March 2022 numbered (0-) 03 Existing and Proposed Site Plan, Block

Received on 21st March 2022 numbered (0-) 05 Proposed Floor Plans

Received on 21st March 2022 numbered (0-) 06 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) Before first occupation the windows and glazed doors in the side elevations facing no. 7 Totnes Road 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.

Appendix 1 – List of consultees & neighbours notified

8 Devonshire Road, Manchester, M21 8XB
8 Totnes Road, Manchester, M21 8XF
7 Totnes Road, Manchester, M21 8XF
12 Totnes Road, Manchester, M21 8XF
11 Totnes Road, Manchester, M21 8XF
10 Totnes Road, Manchester, M21 8XF
12 Devonshire Road, Manchester, M21 8XB
10 Devonshire Road, Manchester, M21 8XB

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