

Planning

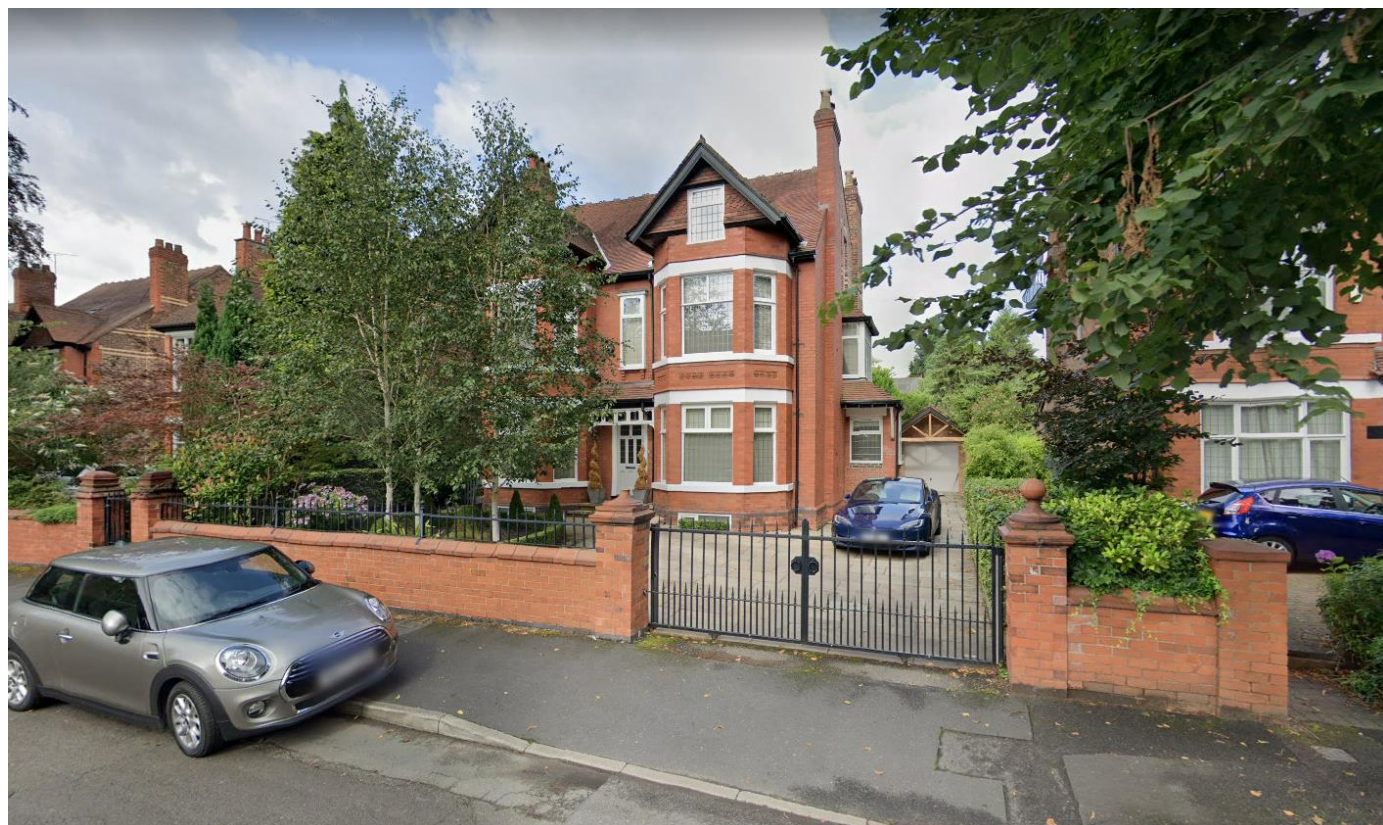
Growth & Development

Delegated officer report for planning application

Application no. 129475/FH/2021
Date registered valid: 25 February 2021
Proposal: Erection of a single storey rear extension associated elevation alterations and installation of 3no. rooflights
Address: 7 Linden Road, Manchester, M20 2QJ
Ward(s): Didsbury West Ward

Applicant: James Darcey, 7 Linden Road, Manchester, M20 2QJ
Agent (if any): Mr Phil Holmes, 1st Architects 1 Cranleigh Avenue, Stockport, SK4 3PZ
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 April 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None during Covid-19 pandemic

Standard consultations:

Printed: 26 February 2021 Expired: 19 March 2021

Neighbour notifications

Printed: 26 February 2021 Expired: 19 March 2021

Site notice

Posted: 11 March 2021 Expired: 1 April 2021

Press advert

Published: 3 March 2021 Expired: 24 March 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a 3-storey with cellar detached Edwardian property situated on the south-eastern side of Linden Road in the Didsbury West ward.

The property is of red brick construction with a red clay tile roof, in-curtilage parking and gardens at the front and rear.

Listed building: Not applicable

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The site lies within the Blackburn Park conservation area characterised by houses of a similar typology within a mature landscaped setting.

Description of development

Erection of a single storey rear extension associated elevation alterations and installation of 3no. rooflights

Consultations & Notification Responses

Neighbour notifications - 1 comment:

Fully support the plans for the new single storey rear extension, with three rooflights.

Issues

Relevant policies for this application:

Core Strategy policies: DM1, EN3 and SP1

UDP policies: DC1 and DC18.1

Principle

The application is for a modest scale of development to a residential dwelling in the conservation area. Most of the development is at the rear with the addition of 3no. rooflights to the front elevation and a further 3no. in the rear elevation (1 in the extension roof).

The principle of the proposal is acceptable and subject to satisfactory compliance with the above policies in the interests of residential and visual amenity including the impact on the conservation area.

Parking and bin storage are unaffected by the proposal and the site is not within a Flood Risk Zone.

The extension infills part of the rear elevation to create an extended kitchen/dining room, demolishes a rear coal store and introduces stepped access into the extended kitchen/dining room.

The 3no. rooflights in the front elevation serve a reconfigured second floor which creates a study in place of a 3rd bedroom on this floor.

Residential amenity

The proposal will have an acceptable impact on residential amenity. The element of the proposal which has the potential to impact adjacent residents is the stepped access at the rear of the single storey infill extension.



The extension is proposed on the southern half of the rear elevation, infilling a 2-storey outrigger. It measures 1.9 metres in length x 3.6 metres wide with a height to eaves of 3.1 metres and 4 metres to the highest part of the sloping roof. Aluminium bi-fold doors lead to 3No. steps which are 470mm above ground level. The steps provide no space for sitting out and would be sited 5 metres to the boundary with No.9 to the south and 4.03 metres to the boundary

with No.5 to the north where there is a single storey extension. The height combined with the distance and intervening shrub planting on both boundaries is sufficient to avoid any overlooking of adjacent neighbours.

Internal reconfiguration introduces 2 bathroom/WC's with a window in the first floor rear and (north) side elevations. These are required to be obscurely glazed on condition of any approval.

Visual amenity

The rear extension has no impact within the street scene and represents a sympathetic addition to the dwelling.

It is of a simple rectangular plan form with sloping mono-pitch roof into which 1No. heritage rooflight will be inserted in the roof, plus 2 in the main rear roof slope. The rear elevation of the extension will largely be glazed with full height aluminium bi-fold doors which will extend into the outrigger replacing the current window on the rear elevation. The elevations and roof materials are to match the existing as recommended on condition of any approval.

All the windows in the rear and each side elevations are to be replaced with uPVC equivalents in terms of style and design, including sash where in situ. These are acceptable given they will be largely invisible in the street scene and are like for like replacements.

On the front elevation, the style of the property remains largely intact with the exception of the insertion of 3No. heritage rooflights in the clay tile roof. Heritage rooflights are appropriate in the conservation area and the 2 outermost lights will have relatively limited visibility on account of the dominance of the twin gable features over the main bedroom windows. This element of the proposal will have a neutral impact on the appearance of the dwelling in the conservation area.

On the basis of the above, the proposal is acceptable against the UDP and Core Strategy policies DC1, DC18.1, DM1 and SP1 and the application is recommended for approval.

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 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 for the reasons outlined in

this delegated report. The proposed extension and elevational alterations did not raise any objection on consultation and has been approved in a timely manner.

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 22 Feb 2021

Drawing - Location Plan 22 Feb 2021 F01-J-01

Drawing - Proposed 03 Mar 2021 F01-J-05 Floor Plans

Drawing - Proposed 03 Mar 2021 F01-J-06 Elevations

Drawing - Proposed 03 Mar 2021 F01-J-07 Elevations

Drawing - Existing 22 Feb 2021 F01-J-02 Floor Plans

Drawing - Existing 22 Feb 2021 F01-J-03 Elevations

Drawing - Existing 22 Feb 2021 F01-J-04 Elevations

Photos 25 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 external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the adopted Manchester Core Strategy.

4. The ground floor WC window on the north elevation and the first floor bathroom window on the rear elevation shown on drawing F01-J-05, 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

Blackburn Park Conservation Society

5 Elm Road, Manchester, M20 6XB
Flat 3, 3 Elm Road, Manchester, M20 6XB
Flat 4, 3 Elm Road, Manchester, M20 6XB
Flat 2, 3 Elm Road, Manchester, M20 6XB
Flat 1, The Hollies, 3 Elm Road, Manchester, M20 6XB
10 Linden Road, Manchester, M20 2QJ
7 Elm Road, Manchester, M20 6XB
5 Linden Road, Manchester, M20 2QJ
9 Linden Road, Manchester, M20 2QJ
8 Linden Road, Manchester, M20 2QJ

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
Conservation Area - Blackburn Park Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH