MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129721/FH/2021
Date registered valid:	15 March 2021
Proposal:	Erection of single storey extension to rear following demolition of existing single storey extension to rear to provide additional living accommodation
Address:	11 Delaine Road, Manchester, M20 4QP
Ward(s):	Withington Ward
Applicant:	Mr S Muszynski, 11 Delaine Road, Manchester, M20 4QP
Agent (if any):	Mr Simon Miles, S R Miles Ltd, 28 Parrs Wood Avenue, Manchester, M20 5ND
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	6 May 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 22 March 2021 Expired: 12 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
The property that is the subject of this householder application is identified as 11 Delaine Road within the Withington ward of the City. It is a bay fronted 2 storey red brick detached property. To the front there is a low brick wall with piers, with the remainder of the frontage being open plan with a block paved area used for the parking of cars. To the side there is a further hard surfaced area with a metal railing fence and pedestrian gate that leads to the rear garden area. There is currently a single storey outrigger on the property to the rear that is to be demolished to facilitate the proposed extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature comprising of mainly semi-detached and some detached properties.

Description of development
The applicant is proposing to erect a single storey rear extension with a flat roof and lantern roof light. The existing outrigger would be demolished and in its place erected an extension with a rearward projection of 4m a width of 5.7m and a maximum height of 3.7m.There would be 1 window in the side elevation facing 13 Delaine Road and no windows in the elevation facing 9 Delaine Road. To the rear would be patio doors across the full width of the extension, these would look out over the applicants' own garden area. There would be a lantern rooflight proposed within the flat roof.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Issues

Policies

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 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. Relevant policies in the Core Strategy are detailed below

Policy SP1, Spatial Principles, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment. This is discussed below.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved UDP Policy - There are no site-specific policies relating to the application site. However, the following city-wide policies are relevant to this proposal: DC1 of the Unitary Development Plan for the City of Manchester.

Principle of the Proposal - Extending a residential property to create additional living accommodation in an established residential area is considered acceptable in principle. Notwithstanding this, consideration must be given to the potential impact upon existing levels of residential and visual amenity.

Design and Siting - The design and siting of the proposed extension is considered acceptable. The extension will be constructed in materials to match the existing host property. the extension would project 4m from the rear of the property, however as there is currently an outrigger on the rear of the property, the additional built form would still be modest in size and sympathetic in appearance.

Residential Amenity - It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The proposed extension would take the property no closer to number 13 Delaine Road, and although it would extend towards the common boundary with number 9 Delaine Road at 4m it is only 35cm greater projection than could be implemented under their Permitted Development Rights. The additional projection has been assessed and it is not considered that at that size it would have any greater impact upon residential amenity currently enjoyed by the neighbouring properties than a pd extension would have.

Whilst there are 2 windows proposed in the side elevation on the 13 Delaine Road elevation, this is the current situation between the 2 outriggers on the respective properties. In addition to provide additional natural light, there would be a glazed lantern in the flat roof. This affords no view into or out onto neighbouring properties.
The proposal is therefore considered acceptable in terms of residential amenity.
The property has the benefit of a good- sized garden, and there would be sufficient amenity space retained following the proposed extension for the occupants of the house.

Visual Amenity - It is not considered that the proposed extension will have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site. Given that the proposed extension projects no further towards the side boundaries (east or west) it would not be readily viewed within the street scene.

Pedestrian and Highway Safety - The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Delaine Road

Car Parking - The parking provision would not be affected as the proposal is to the rear of the property. There remains, sufficient off-street parking facilities within the curtilage of the site.

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 polices 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

There were no issues that arose whilst determining the application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:
Existing Floor Plans and Elevations-21 257 PL100 received 15th March 2021
Location Plan- 21 257 PL000 received 15th March 2021
Proposed Floor Plans and Elevations- 21 257 PL200 received 15th 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 materials to be used on the external surfaces of the extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and those stated on the submitted drawing and 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, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

60 Arnfield Road, Manchester, M20 4AR
62 Arnfield Road, Manchester, M20 4AR
64 Arnfield Road, Manchester, M20 4AR
8 Delaine Road, Manchester, M20 4QP
6 Delaine Road, Manchester, M20 4QP
13 Delaine Road, Manchester, M20 4QP
9 Delaine Road, Manchester, M20 4QP
4 Delaine Road, Manchester, M20 4QP

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