

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129864/FH/2021

Date registered valid: 29 March 2021

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

Address: 8 Hollins Walk, Manchester, M22 0DB

Ward(s): Woodhouse Park Ward

Applicant: Clarke 8 Hollins Walk, Manchester, M22 0DB

Agent (if any): Alison Taylor-Stokes I.C.E. Arch 8 Wolverton Drive, Wilmslow, SK9 2GD

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 May 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 May 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 April 2021 Expired: 28 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 application site is a 2-storey inter-war end-terrace property situated on the eastern side of Hollins Walk, south of Brundage Road in the Woodhouse Park ward.

The property is constructed of orange brick elevations surmounted by a grey clay tile gable-end roof.

There is a small, original single storey lean-to outrigger on the outside of the rear elevation.

The rear garden is accessed via a 2 metre wide path on the south side of the gable.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is on a pedestrianised street with grassed central reservation. It is situated 200 metres south of Wythenshawe Town Centre, 450 metres west of the Concord Business Centre and 1.25Km north of Manchester Airport.

Description of development

Erection of single storey rear extension to provide additional living accommodation.

The extension creates an extended kitchen/dining room with study area, WC and storage.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

National Planning Policy Framework - March 2012

The NPPF was introduced in March 2012 and revised in July 2018. It remains the overarching policy framework for England setting out the Government's priorities for the Planning system and is a material consideration in the decision-making process. It places emphasis on the three strands of sustainable development and its social, environmental and economic functions.

Core Strategy 2012 - 2027

The Core Strategy is a key policy document in the Local Development Framework for Manchester. It sets out the vision for Manchester from 2012 to 2027 and includes a full policy schedule to help deliver that vision. Extracts of policies material to this application include:

Policy DM1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the Manchester Unitary Development Plan (adopted 1995). The following policies are however material to the application:

DC1 – Residential Extensions

DC1.1 in determining planning applications for extensions to residential properties, the Council will have regard to:

- a) the general character of the property;
- b) the effect upon the amenity of neighbouring occupiers;
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d) the overall appearance of the proposal in the street-scene;
- e) the effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings);
- b) they do not create an undue loss of sunlight, daylight or privacy;
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;
- d) they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a) rearward extensions greater than 3.65m (12 ft) in length.

Principle

Provision is made in the development plan for householder extensions. The proposal is acceptable in principle subject to satisfactory compliance with policies covering the impacts on residential and visual amenity.

Residential Amenity

It is considered that the proposal will have acceptable impacts on residential amenity for the following reasons;

It is single storey only on the boundary with the adjoining property, No.10 Hollins Walk to the north. This property has a 4.95-metre long single storey rear extension also on the boundary which the 4.275-metre long proposed extension would run alongside. There are no concerns therefore due to overlooking, overshadowing or the extension being overbearing on this occupier.



In relation to the adjacent semi, No.6 to the south, the extension would be sited 2 metres off the boundary with this property which is sufficient to avoid any adverse amenity impacts.

Windows and doors are only proposed on the rear elevation and 4no. skylights, none of which would give rise to intrusive overlooking. The proposed WC does not include a window on the side elevation.

For the above reasons, the proposal accords with saved UDP policies DC1.1b and 1.2b.

Visual Amenity

Visually, the extension is of a typical rectangular design which spans the 7.2 metre width of the property.

Although 0.62 metres longer than what is generally permitted under saved UDP policy DC1.3, it is acceptable in this instance given that it is proportionate to the main dwelling and leaves a good degree of private amenity space in the 20.5-metre long rear garden.

The design has a dual-pitched roof 2.3-metres to eaves and 3.5 to the ridge, with both full-height glazed bi-fold doors and a single glazed door on the rear elevation which punctuate the mass of brickwork.

The materials are brickwork and tiles to match the existing, aluminium bi-fold doors and uPVC for the single glazed door, which are acceptable for this scheme.

There are no concerns with the visual impacts of the extension which will have very limited visibility in the street scene. This aspect of the proposal accords with saved UDP policy DC1.1a and DC1.2c and DC1.2c and to policies SP1 and DM1 of the Core Strategy for Manchester.

Car parking & Bin storage

Car parking is not accommodated within the site curtilage and bin storage can continue to be accommodated on the 2-metre wide path along the south gable.



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

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 subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no comments on public notification and has been determined 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 received on the 29 March 2021:

Application Form

Location Plan 210111 – 001, S1

Site Plan 210111 – 002, S1

Existing Plans and Elevations 210111 – 003 S2

Proposed Site Plan 210111 – 100 P1

Proposed Plan 210111 – 101 P1

Proposed Elevations 210111 – 200 P1

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to saved policy DC1 of the Unitary Development Plan and to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

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 in accordance with saved policy DC1 of the Unitary Development Plan and to policy DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

124 Robinswood Road, Manchester, M22 0DD
118 Robinswood Road, Manchester, M22 0DD
6 Hollins Walk, Manchester, M22 0DB
3 Hollins Walk, Manchester, M22 0DB
10 Hollins Walk, Manchester, M22 0DB
16 Brundage Road, Manchester, M22 0BZ
122 Robinswood Road, Manchester, M22 0DD
120 Robinswood Road, Manchester, M22 0DD
7 Hollins Walk, Manchester, M22 0DB
5 Hollins Walk, Manchester, M22 0DB

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 15M
Area Team Boundary - Name: SOUTH