MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	129517/FH/2021
Date registered valid:	2 March 2021
Proposal:	Erection of a single storey side extension to provide additional living accommodation
Address:	42 Whitebrook Road, Manchester, M14 6EF
Ward(s):	Fallowfield Ward
Applicant:	Mr and Mrs Fordham, 42 Whitebrook Road, Manchester, M14 6EF
Agent (if any):	Mr Sam Nawaz, Studio OL3 Ltd, Unit 23, Broadway Business Park, Oldham, OL9 9XA
Case officer:	Jennifer Connor Tel: 0161 234 4545 Email: jennifer.connor@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**26 April 2021**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: No site visit conducted during COVID-19, photos supplied by applicant and regard had to overhead imagery

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 3 March 2021 Expired: 24 March 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/area

The property is a large detached property in a predominantly residential area of no designation.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a single storey side extension to provide additional living accommodation

Consultations & Notification Responses

None Received

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.
The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
Policy DM 1 - Development Management
Policy SP1 - Spatial Principles
The National Planning Policy Framework (NPPF)

Issues

Design and Appearance - The proposal is for the erection of a single storey side extension utilising bricks, roof tiles, white UPVC windows and dark grey UPVC doors to match the existing house. It is not considered that the extension would have an adverse impact upon the visual amenity of the host dwelling.
The extensions are considered to be acceptable having regard to policy DC1 of the Unitary Development Plan, which takes into account the needs of the occupant.

Scale and Massing and impact on Residential Amenity – The proposed single storey side extension, was describe as such on the application forms. The property fronts Whitebrook Road and sides onto Caxton Road, the private amenity space for the property is to the west and the property reads as though it also fronts Caxton Road as well, hence the applicant describing the extension as a single storey side extension. The extension would project c. 1.7m from the north elevation, measuring 10.725m in depth.

The extension which would measure 2.2m in height to the eaves and 3.495m to the ridge would be set off the boundary by 0.3m and it is not considered that it would have any undue impact on the neighbouring property in terms of overbearing impact / loss of light to the neighbouring properties.

The windows to front and rear elevation would offer no further overlooking / loss of privacy than available from the existing property. There are no windows proposed to the north elevation, roof lights inserted to provide light would not cause any further overlooking than from the existing property.

There would still be space to store waste out of the street scene and the extension would not impact upon car parking on site.

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 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

The application was determined in a positive and proactive manner. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

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:

Floor Plan as Proposed P01
Elevations as Proposed P02
Site Plan and Roof Plan Proposed P03

Received 25.02.2021

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 extension hereby permitted shall be as stated on the application forms.

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.

Appendix 1 – List of consultees & neighbours notified

1 Caxton Road, Manchester, M14 6EE
43 Whitebrook Road, Manchester, M14 6EF
3 Caxton Road, Manchester, M14 6EE
8 Caxton Road, Manchester, M14 6FF
41 Whitebrook Road, Manchester, M14 6EH
44 Whitebrook Road, Manchester, M14 6EF
5 Caxton Road, Manchester, M14 6EE
4 Caxton Road, Manchester, M14 6EE

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