

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129260/FH/2021

Date registered valid: 1 February 2021

Proposal: Erection of single storey rear extension to form additional living accommodation together with the installation of roof lights to the front roof slope.

Address: 100 Dudley Road, Manchester, M16 8BR

Ward(s): Whalley Range Ward

Applicant: Mr Mike Hall, 100 Dudley Street, Manchester, M16 8BR

Agent (if any): Mr Chris Rodgers, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 3 February 2021 Expired: 24 February 2021

Neighbour notifications

Printed: 31 March 2021 Expired: 10 April 2021

Press advert

Published: 9 February 2021 Expired: 2 March 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is a 2 storey brick built gable fronted dwellinghouse. It has bay windows to the ground and first floors, and the brickwork is red to the frontage with a buff brick on the gable and rear elevation. It is located within the Whalley Range Conservation Area in the Whalley Range ward of the City.

It was constructed in the early part of the 20th Century and has the features common to properties of that era. It is identified as 100 Dudley Road. It has gardens to the front and rear, both of which are a good size and are proportionate to the footprint of the property itself. The access to the rear garden is taken down the side of the property. There is a brick boundary wall with coping stones forming the front boundary, with all other boundaries being of timber construction and varying in height. There is a pedestrian gate off Dudley Road. The property does not benefit from in curtilage parking, this is the same of the other properties within the immediate vicinity of the proposal site.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: as per Conservation Area

Description of area

The area is predominantly residential in nature with properties replicating the age size and footprint of the proposal site.

Description of development

The proposal is for the erection of a small infill single storey extension to be built off the rear wall of the side gable. As the property forms an 'L' shape, the proposed extension would serve as an infill, taking it neither closer to the neighbouring property at number 98 Dudley Road than the original house, nor projecting any further rearward, thereby squaring off the property. The proposal utilises matching materials, including off-white brick to rear and side walls. Visual interest is added by means of a new timber framed feature window and door at the rear. The three Grey Aluminium framed Conservation Style rooflights to the front pitched roofs would be further utilised in the design to bring more natural light in. It would be the intention that the extension would be identified as a modern -day addition, rather than as a pastiche of the

building itself. Existing windows are being enlarged in the rear elevation, being replaced with new timber windows, and enlarging and replacing the basement window. In addition there is a timber high level window being introduced in the existing gable elevation at ground floor, and an existing window in the same elevation is being partially bricked up to provide a similar slim line window but on the vertical rather than the horizontal.

Consultations & Notification Responses

Local Residents- were informed no representations have been received.

Whalley Range Conservation Area Group- were informed no representations have been received.

Whalley Range Forum- were informed no representations have been received.

Publicity- The application has been advertised in the Manchester Evening News as well as through the neighbour consultation and as such has complied with the regulations for giving publicity to an application within a Conservation Area. The other interested bodies in the form of the Whalley Range Conservation Area Group and Whalley Range Forum have also been informed of the application. No representations have been received as a result of the consultation process.

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th 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.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are given below:-

- 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles' which states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

Policy EN 3 Heritage, The City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

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

- o 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);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o 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;

DC18 for Conservation Areas pays particular regard to developments within conservation areas:

- o the relationship of new structures to neighbouring buildings and spaces;
- o the effect of major changes to the appearance of existing buildings

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal

The principle of extending a residential property in a residential area to provide additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The application site comprises a two storey semi-detached property within a predominantly residential area of Whalley Range within the Conservation Area. The site is bounded by a low brick wall and pillars to the front and timber fencing securing the side and rear boundaries, together with well- established planting.

The proposed single storey rear extension is of modest size measuring 9 square metres it would measure 4.25 metres length by 2.0 metres width with a height to eaves of 4.0 metres and a maximum height of 4.2 metres. It would square off the property to the rear. There are no windows proposed in the side elevation, with the window being proposed in the rear of the existing rear elevation looking out over the applicants' own property. The light to the new extension would be provided by a glass lantern within the flat roof, and as such there would be no overlooking or loss of privacy for the neighbouring properties. In addition there is a timber high level window being introduced in the existing gable elevation at ground floor, and an existing window in the same elevation is being partially bricked up to provide a similar slim line window but on the vertical rather than the horizontal. The two roof lights proposed in the front roof slope on the Dudley Road frontage will be Conservation rooflights and will be of a grey aluminium frame so as to match in with the grey slate roof in which they would be located, as is the one on the return slope facing 98 Dudley Road.

The proposal poses no detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

It is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The projection of the single storey rear extension would be in line with the existing rear building line of the original outrigger and would project no further beyond the side wall being in line with the original property. It would be set in off the common boundary and as a flat roof it reduces the height scale and massing at its point closest to the neighbouring property.

The proposal has been sited and designed to ensure that it is a modest addition being subservient to the original dwelling house, is not excessively large or bulky and is therefore considered to accord with the principles set out in saved UDP policies DC1 and DC18 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and appearance

The design of the proposal would complement the original aesthetic of the property in that the materials would match whilst at the same time offering a more contemporary addition. The original features have been retained and the size and scale ensures that the addition remains subservient to the main dwellinghouse. It is considered that the proposal is acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the conservation area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

Impact on the Character of the Whalley Range Conservation Area

The City Council encourages where appropriate the retention of the original character and detail of properties within the Conservation Area. In terms of its size, the proposed extension would be located in a suitable position and would not interfere with the existing characteristics of the property or surrounding properties within the conservation area. The proposal whilst not a pastiche of the original property is sympathetic in its interpretation in terms of design and colour

pallet and as a modest extension it cannot be viewed from within the street scene due to its infill location. It is considered that the proposal accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Trees

The proposal has no impact upon the trees.

Disabled access

Not applicable

Bins

There would still be adequate space following the construction to move the bins from the rear to kerb side on collection day.

Parking

Car parking is not affected by this proposal.

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 and agent in resolving issues that arose in the determination of this application. The application has been determined in accordance with the guidance contained within saved policies DC1 'Residential Extensions' and DC18 Conservation Areas 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:

00-201- Existing Floor Plans received 1st February 2021

00-301- Existing Elevations received 1st February 2021

00-101-Rev PO2 Site Plan received 23rd March 2021

02-001-Rev PO3 Proposed Floor Plans received 8th April 2021

02-002- Rev PO3 Proposed Elevations received 8th April 2021

Design and Access Statement received 23rd April 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 comprise of those specified as the materials on plans ref:

02-001-Rev PO3 Proposed Floor Plans received 8th April 2021

02-002- Rev PO3 Proposed Elevations received 8th April 2021

Design and Access Statement received 23rd April 2021

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 DC18.1, DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policies DM1 and EN4 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

Whalley Range Forum

Whalley Range Conservation Area Group

99 Dudley Road, Manchester, M16 8BW

101 Dudley Road, Manchester, M16 8BW

Flat 1A, 117 Carlton Road, Manchester, M16 8BE

Flat 1A, 115 Carlton Road, Manchester, M16 8BE

Flat 1A, 119 Carlton Road, Manchester, M16 8BE

Flat 2, 119 Carlton Road, Manchester, M16 8BE

Flat 3, 117 Carlton Road, Manchester, M16 8BE

Flat 4, 115 Carlton Road, Manchester, M16 8BE

Flat 2, 115 Carlton Road, Manchester, M16 8BE

Flat 2, 98 Dudley Road, Manchester, M16 8BR

98 Dudley Road, Manchester, M16 8BR

119 Carlton Road, Manchester, M16 8BE
117 Carlton Road, Manchester, M16 8BE
115 Carlton Road, Manchester, M16 8BE
Flat 1, 98 Dudley Road, Manchester, M16 8BR
Flat 4, 119 Carlton Road, Manchester, M16 8BE
Flat 3, 119 Carlton Road, Manchester, M16 8BE
Flat 1, 119 Carlton Road, Manchester, M16 8BE
Flat 4, 117 Carlton Road, Manchester, M16 8BE
Flat 2, 117 Carlton Road, Manchester, M16 8BE
Flat 1, 117 Carlton Road, Manchester, M16 8BE
Flat 3, 115 Carlton Road, Manchester, M16 8BE
Flat 1, 115 Carlton Road, Manchester, M16 8BE
102 Dudley Road, Manchester, M16 8BR

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 - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH