

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129019/FH/2020

Date registered valid: 5 January 2021

Proposal: Erection of single storey side and rear extension with associated external works and raised decking to provide additional living accommodation

Address: 28 Belwood Road, Manchester, M21 9FN

Ward(s): Chorlton Ward

Applicant: Mr S Beaton 28 Belwood Road, Manchester, M21 9FN

Agent (if any): Mr W Lau 261 Brantingham Road, Manchester, M21 0TP

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25.02.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 January 2021 Expired: 27 January 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

This application relates to a two storey semi detached house, the original hip has been replaced with a gable and a dormer added to the rear roof. At the front of the property is a two storey bay window with a gable above. At the rear is a small single storey lean to which appears original. There is a small front garden and a 1.8 metre wide passage at the side. The rear garden is 22 metres long and slopes down away from the property. The property has no off street parking.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The application site is on the south side of Belwood Road and unusually the properties are number consecutively.

The other half of the semi to the east is unaltered. To the west separated by the narrow side passages is the side elevation of the adjacent property which is unextended apart from a small conservatory that replaces the original lean to. To the rear and at a lower level are the rear gardens of more modern terraced houses on Willaston Crescent one of which has a single storey rear extension.

Facing the site across Belwood Road is the gable elevation and rear garden of a residential property on Neale Road, which has a two storey rear extension.

Description of development

Consent is sought to erect a single storey extension across the full width of the rear elevation of the property and wrapping around the side. The rear extension would project 3.4 metres and the side extension 1 metre. The front face of the extension is set back 4.5 metres from the front face of the property. The side extension would have a dual pitch roof with a side gable and the rear extension a mono pitch roof contiguous with the roof of the rear part of the side extension. There would be no openings in the front elevation of the extension, In the side would be a small obscure glazed window to a wc, in the rear elevation there would be a set of full width bi folding doors and three roof lights.

Attached to the rear extension would be a raised deck 0.195 metres above ground level, with a 0.17 metre step into the bi folding doors.

Consultations & Notification Responses

Local Residents

One letter has been received objecting to the proposed development. They are concerned about the disruption and inconvenience that will be caused by the building works not long after work on another extension nearby had disrupted life.

Environmental Health

The proposed extension will require a gas membrane.

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that guide development in the City and establishes the principle of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1. This policy establishes the principle of extending a property to meet the changing needs of the occupiers which protecting the reasonable amenity of residents and the character of the area. The policy further says that rear extensions projecting up to 3.65 metres are generally acceptable.

Issues

Principle

The proposed extension accords with the principle of extending a property to meet the changing needs of the occupiers.

Scale

The rearward projection of 3.4 metres is quite modest and is below what is considered acceptable by policy DC1. The side extension is also quite small with a projection of 1 metre. On balance it is considered that the scale of the proposed extension is acceptable.

Design

The design of the extension and the palette of materials reflect the host property and is considered acceptable..

Terrace

The proposed decking at the rear of the property would project 3.6 metres and be 0.196 metres high. As such it would meet the requirements for permitted development. Adjacent to the house would be a step 1.75 metres high and whilst this is wide to facilitate the bi folding doors the step is not so deep that it could constitute anything other than a step.

On balance there are no issues with the decking in terms of its size or design.

Residential amenity

The rear facing bi fold doors in the extension would be approximately 18 metres from the rear garden boundary and it is considered that this would not result in any significant overlooking loss of privacy. Similarly the deck only results in a modest increase in ground level and it is not considered that any overlooking would be significantly worse than it is at present. The side window to the extension is to be obscurely glazed and an appropriate condition is proposed.

The side extension at single storey is set 0.8 metres off the boundary and it is considered that this would not have an overbearing impact on the adjacent property. On the shared boundary the limited projection and the southerly orientation of the rear elevation should ensure that any overbearing impact is limited, and would be most noticeable in the evening.

On balance it is considered that the proposed development will not have a significant impact on the amenity of residents.

The objector expressed concern about disturbance during the construction process. This is outside of the scope of planning control, and could not form the basis of a refusal of planning permission, construction work would be for a limited period only and could not form the basis of a refusal of planning permission.

Parking

The property has no off street parking at present and this will not change.as a result of the development.

Refuse

The existing refuse storage arrangements are not affected by the proposal

Conclusion

On balance it is considered that the proposed development is acceptable in all respects.

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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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:

BR-120 revision C received 30 December 2020

BR-125 revision D received 5 January 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 development hereby approved shall be constructed using materials that match those used in the original property in terms of size, colour and texture.

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 of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Before first occupation the windows in the side elevation of the proposed extension 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.

5) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

7 Willaston Close, Manchester, M21 8BJ
5 Willaston Close, Manchester, M21 8BJ
3 Willaston Close, Manchester, M21 8BJ
29 Belwood Road, Manchester, M21 9FN
49 Neale Road, Manchester, M21 9DP
27 Belwood Road, Manchester, M21 9FN
51 Neale Road, Manchester, M21 9DP
9 Willaston Close, Manchester, M21 8BJ
1 Willaston Close, Manchester, M21 8BJ

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH