

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128733/FH/2020

Date registered valid: 17 December 2020

Proposal: Erection of a front porch and single storey side and rear extension to form additional living accommodation

Address: 2 Endsleigh Road, Manchester, M20 4AD

Ward(s): Withington Ward

Applicant: Raneta Basnet, Joshua Ramsden, 2 Endsleigh Road, Manchester, M20 4AD

Agent (if any): Mrs Magdalena Haener, Pride Road Manchester South, 110 Great Stone Road, Manchester, M16 0HD

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 February 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 22 December 2020 Expired: 12 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a red pantile hipped roof and an existing single storey side conservatory. The property is located on a corner plot, which includes a driveway and front and rear gardens.

Description of area

Endsleigh Road is a residential street in Withington, close to The Christie Hospital and the District Centre along Wilmslow Road. The area is mainly characterised by red brick semi-detached family dwellinghouses and to the west end of the road, adjacent to the application site, lies a collection of terraced bungalows.

Description of development

The applicant wishes to build a single storey side and rear wraparound extension and a front porch, to provide additional living accommodation in the form of a larger kitchen plus a utility, W/C and office.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

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

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2019)

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building a single storey side and rear extension and front porch to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The porch would project 1.2m, with a width of 2.64m, a height of 2.75m and a footprint of approximately 3.17m². The single storey wraparound extension would project 3.8m to the rear, 3.1m to the side, with an eaves height of 2.75m and a maximum height of 3.75. It would be sited along the boundary with the adjoining semi at the rear and the side would leave a gap of 1.2m to the boundary shared with the highway. The front would be setback from the principal elevation and to the rear would lie a 0.25m high terrace. The proposals are considered subservient to the host dwelling and indeed the dimensions for the different aspects of the proposal separately would almost accord with the limits set out in the GPDO (2015) with a few tweaks and the generous plot can easily accommodate the proposed works. Although the rearward depth exceeds the 3.65m limit stipulated within policy DC1, it is only by 15cm and it comes almost flush with the neighbouring extension. In addition to this several nearby neighbours have two storey side and rear extensions, hence the scale and siting of these proposed extensions is considered acceptable, pursuant to policies DM1, DC1 and SP1.

Design, appearance and visual amenity – The extension would be constructed of red brickwork and red roof tiles to match the existing dwellinghouse, along with dark grey uPVC windows and aluminium doors. The contemporary front porch would feature a flat roof and would comprise of aluminium framed glazing. The side and rear extension would feature a mono-pitched roof containing 3no rooflights, a window in the front elevation, a single door and window on the side elevation and a window, a set of French doors and a set of bi-folding doors in the rear elevation leading onto the garden via the raised terrace. Due to the siting on a prominent corner plot, most of these works would be visible from the highway and therefore would feature within the street scene to a degree. The character of Endsleigh Road is mixed and many nearby properties have extended to the side and/or rear, including the adjoining semi, No.4, as well as No's 6, 7, 12, 14 and 16 and as the bulk of the development would be constructed of materials to match the original house and the established boundary planting (hedging and trees) is to be retained which provide some screening, the proposal is not considered to harm the character of house or the street, pursuant to policies DM1 and SP1.

Residential amenity – The rear element is the only aspect with potential to cause harm to a neighbouring occupier, however in this case the adjoining semi, No.4, has its own 3.65m rear extension sited along the boundary with a maximum height of 3.6m, therefore the proposal would not impact the adjoining occupiers. The only side facing window within the development is an obscurely glazed W/C window facing towards the highway, 18m from the nearest residential dwelling, therefore privacy is also not deemed an issue. In addition, no objections were received, therefore the proposal is deemed acceptable in terms of impacts upon residential amenity.

Refuse storage and parking – The provision of off-street car parking remains as existing, with space for a car on the driveway, and the remaining gap to the boundary would be adequate (1.2m) for transporting refuse bins to the rear garden, pursuant to policy DM1.

Conclusion – The proposals are deemed subservient and broadly comply with policies DM1, DC1, SP1 and the NPPF. It is not thought it would significantly affect the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is considered acceptable and may commence in accordance with the approved drawings and the following conditions.

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 problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 drawings numbered '3B' and '4B', stamped as received by the City Council as Local Planning Authority on the 17th December 2020.

Reason - To ensure 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 match those specified on the submitted application form, including brickwork and roof tiles to match the existing dwellinghouse.

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

4 Endsleigh Road, Manchester, M20 4AD
9 Chatterton Close, Manchester, M20 4HX
1 Verity Close, Manchester, M20 4AU
18 Harcombe Road, Manchester, M20 4AT
11 Harcombe Road, Manchester, M20 4AT
7 Chatterton Close, Manchester, M20 4HX

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