

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128808/FH/2020

Date registered valid: 9 December 2020

Proposal: Erection of single storey side extension with roof extending around the front of the property and extension of existing garden building to the rear

Address: 588 Wilmslow Road, Manchester, M20 3DE

Ward(s): Didsbury West Ward

Applicant: Mrs Lauren Palmer, 588 Wilmslow Road, Manchester, M20 3DE

Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

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

Recommendation: Approve

Date of recommendation: 18 March 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 February 2021 Expired: 23 February 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 property that is the subject of this householder application is a red brick and 2- storey detached dwelling house. It is identified as 588 Wilmslow Road in the Didsbury West ward of Manchester it is located close to the junction of Wilmslow Road and Wensley Drive. The property is set well back from Wilmslow Road and has garden area to three sides, with the rear being accessed from alongside the property. The vehicular and pedestrian access is taken from Wilmslow Road through double timber gates set in a brick and stone coping topped wall. The house has previously had the benefit of development in the form of a dormer roof extension to the rear, a single storey rear conservatory, and a free- standing garden room, together with a raised deck area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with the car park for the Christies to the east on the opposite side of the road.

The site is within a residential area along Wilmslow Road close the Christie Hospital, and benefits from being a short distance to Withington District Centre and Didsbury District Centre, which contain a variety of retail services and amenities, together with a number of local schools and green spaces.

Description of development

The proposed development is for a single storey side extension towards the boundary with 586 Wilmslow Road, the roof of which wraps slightly round to the frontage to create a canopy, together with an extension to the free-standing single storey garden room.

Consultations & Notification Responses

Local residents were informed- 2 rounds of consultation have taken place, and 2 letters of objection have been received from one objector. The main points of objection being as follows:

The proposed garden room will take light from my garden area, particularly if it is in line with the height of the existing garden room. We were planning on landscaping our garden and constructing our outdoor decked area on part of the location of our existing garage. The extended garden room at 588 Wilmslow Road would make this a dark area.

Whilst the height of the proposed garden room has been reduced by 600mm it will still be visible from our garden. There would be too much building and not enough outdoor space.

There are concerns over the future maintenance of the garden unit as it would be constructed up to the boundary. The applicant previously has had to through unauthorised access, maintain the property from within my garden. I would not grant permission for this as a means of future maintenance.

Issues

Policy and Issues

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

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

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

Principle - The proposal to extend existing residential property to create additional living accommodation in an established residential area is considered acceptable in principle.

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.

Siting - The single storey side extension would comprise of a wrap- around to the front of the property with a pitched roof which then reverts back to a flat roof as it runs along the side of the property towards the rear garden. The proposed extension would retain a gap of 1m to the common boundary with number 586 Wilmslow Road. The extension to the garden room whilst up against the boundary with 586 Wilmslow Road has now been reduced in height by 600mm and sits on the boundary with the existing garage storeroom of 586 which is located at that point on the other side of the fence. The materials to be used are to be treated to ensure that the unit is low maintenance.

It is felt that the proposal should not give rise to additional overlooking or loss of privacy, to the detriment of the amenity that the neighbouring occupants at numbers 586 would expect to reasonably enjoy, given its relationship to their existing garage building, the reduced height, and the absence of any fenestration along that common boundary and as such accords with saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Design and Appearance - The design of the single storey side extension appears to be in keeping with the character of the properties in the area, and it is stated that the materials would match that of the existing house. Once extended the garden room would occupy a similar footprint to other properties within the area that have this type of freestanding unit within the garden. Whilst a brick unit may have been preferable, the material would match the existing garden room which has been there for several years, and to which the new extension would be attached. As such the Design and appearance are considered acceptable and in accordance with UDP policy DC1 and policies SP1 and DM1 of the Core Strategy

Scale and massing - The single storey side extension would be considered a modest addition and at only 3.035m minimum and 4.54m maximum height, 3.35 metres wide and 8.54m length would be considered subservient to the scale and massing of the host property. The same can be said of the extension to the free standing garden room in that the scale is reduced further due to the step down into the extension as it is not sited on top of the decked area as is the existing garden room. It is therefore at a height of 2.559 m.

Residential Amenity- The proposed development has to be assessed against national and local policy at the time of submission of the application, and therefore irrespective of any potential plans by the neighbouring properties, at the time of the determination of the application the situation is that the proposed single storey side extension is set in off the common boundary, is of an acceptable height, and has no windows proposed in the side elevation. There is one door proposed that leads into the utility room. The windows proposed are in the rear and look out over the applicants' own garden. The development gap is capable of being shared by the neighbouring properties, and as such the single storey side extension is considered acceptable in terms of residential amenity, and in accordance with policies DC1 and Core Strategy policies SP1 and DM1.

The extension to the garden store has no windows proposed in either the side or rear elevations, with the frontage being predominantly glazed and looking out onto the applicants' own garden. Whilst it is acknowledged that the building will be partially viewed above the boundary fence and the neighbouring garage, it is not considered that this would have such a detrimental impact upon the residential amenity currently enjoyed by the neighbouring property so as to merit refusal. The proposal is in accordance with UDP policy DC1 and Core Strategy policies SP1 and DM1.

Visual Amenity- It is not considered that the proposed extensions would have a detrimental impact upon the visual amenity of the neighbouring properties, the character of the property itself or the area within which it is located. The type of extensions proposed are commonplace on residential properties and there are others within the area and are considered acceptable and in accordance with saved policies DC1 and policies DM1 and SP1 of the Core Strategy.

Maintenance- There is a gap to the boundary between the single storey side extension and the common boundary with number 586 Wilmslow Road. Whilst it is acknowledged that the garden room extension would be up to the common boundary with 586, the applicant has stated that the materials to be used in the construction of that extension would be treated to ensure longevity and low maintenance. If there is any requirement to access the unit from land that does not belong to the applicant, this is a matter for Civil Law and not Planning Law, and as such is not under consideration as part of this application. This is no different to any other building constructed on a common boundary as is acceptable under planning legislation.

For all of the above reasons, the proposal is acceptable against saved policy DC1 and DM1 of the Development Plan for Manchester.

Refuse bin storage - The storage of refuse bins can still be achieved to the rear of the property and brought down the side to the kerb side on collection day.

Parking - Parking is not affected by the proposed extension, as there is sufficient off- road parking provision in the form of the hard- standing area to the front of the property for several vehicles.

For all of the above reasons, the proposed extensions appear in accordance with the guidance contained within saved UDP policy DC1 and 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 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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' 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:

01-Existing Ground Floor Plans

02- Existing First Floor Plans

03- Existing Elevations
04- Proposed Ground Floor Plans
05- Proposed First Floor Plans
06- Existing Loft Plan
07- Proposed Elevations
08- Location Plan
All plans received 5th February 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, and those stated on the submitted drawing and Householder Application Form.

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.

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 Existing and proposed floor plans and rear elevation 29th August 2020.

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

High Speed Two (HS2) Limited

590 Wilmslow Road, Manchester, M20 3DE
593 Wilmslow Road, Manchester, M20 3DJ
591 Wilmslow Road, Manchester, M20 3DJ
586 Wilmslow Road, Manchester, M20 3DE
16 The Circuit, Manchester, M20 3RA
1 Wensley Drive, Manchester, M20 3DD

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH