

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128928/FH/2020

Date registered valid: 18 December 2020

Proposal: Erection of single and two storey extensions, installation of new roof together with 2 no. rear dormers to form additional living accommodation following demolition of existing single storey side extensions

Address: 24 Kenmore Road, Manchester, M22 4AF

Ward(s): Northenden Ward

Applicant: Mr Joseph & Mrs Deborah Oluleke, 24 Kenmore Road, Manchester, M22 4AF

Agent (if any): Mr Christopher Marsden, Plans 2 Extend Ltd, The Print Centre, Johnson Street, M46 0RB

Case officer: Jennifer Connor
Tel: 0161 234 4545
Email: jennifer.connor@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12.03.2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	Site Visit not conducted during COVID-19, site photos and google imaging utilised
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 23 December 2020 Expired: 13 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/area

The site relates to a large two storey detached dwelling house in the Northenden ward area of Manchester. The property is located on Kenmore Road close to the corner of Netherwood Road. The front has bay windows on the ground floor with projecting gable front and hipped roof on the main house. Gardens lie to the front, sides and rear with boundary treatment comprising high hedging and landscaped gardens. The area is predominantly residential in nature.





Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of development

Erection of single and two storey extensions, installation of new roof together with 2 no. rear dormers to form additional living accommodation following demolition of existing single storey side extensions

Consultations & Notification Responses

Local residents, as per Appendix 1 – No comments have been received in respect of this application.

Policy

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- 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 Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

Issues

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built

environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered to be acceptable. On balance, the proposal is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

This application follows the refusal of planning application 128057/FH/2020 on the grounds that:

1. The proposed development due to its poor design, scale and massing and relationship to the adjoining properties would form an unduly visually obtrusive feature to the detriment of visual amenity and character of the area, and would form an overly bulky, structure with an overbearing impact to the occupiers of surrounding properties and as such is contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.
2. The proposed side extension would, by reason of its position on the side garden of the application site create a visually intrusive development that projects forward of the established building line of Netherwood Road affecting views along the street frontage to the detriment of the layout of the street forming an incongruous and over dominant feature in the street scene and the character of the area. The proposal is therefore contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies, SP1 and DM1 of the Core Strategy for Manchester and the National Planning Policy Framework.



Plans as refused



Plans now proposed

The two storey side extension on the Kenmore Road side of the property now reads as subordinate with a step back and lowered roof. The roof form is now reflective of other roof forms prevalent in the street scene, rather than the truncated hipped roof. The single storey extension has been reduced in size to have more regards to the building line on Netherwood Road.

The site has sufficient space to accommodate the two storey side extension on the Kenmore Road side of the property. The ground floor windows facing towards No. 20 Kenwood Road do not offer any further overlooking than from the existing single storey conservatory in this

location, views also being obscured by the detached garage. The high level window to a walk in would not offer any further undue overlooking than from windows to the existing gable, the garage and a large wall to an extension to the neighbouring property helping in this regard. The first floor window to this extension to the rear elevation would be an ensuite window which would be obscurely glazed.

The increase in the roof form does not adversely impact on the property to the north at 19 Netherwood Road. It is not considered that proposed dormers provide any further overlooking than from existing first floor windows, however, one would be to a wetroom which would be obscurely glazed.

The reduced form of the single storey extension (3m rather than 3.5m) is now considered to be appropriate and on balance any protrusion (coupled with other alterations to the scheme) would now not be so harmful as to warrant the refusal of planning permission.

Waste management

The location of refuse bins has not been provided with this scheme, however, there would be sufficient space to move the bins from the rear to the front for collection and therefore is considered acceptable.

Car Parking

Car Parking is available within the existing garage to be retained. The applicant also intends upon widening the driveway to provide further space for car parking in a permeable material, which in itself would not require planning consent.

Conclusion

Following amendment it is considered that the proposal would now be acceptable with regards to scale, massing and design and the visual impact that the proposal would have on the character of the area. It is not considered that the proposal would unduly impact upon residential amenity of surrounding property subject to an appropriate condition relating to obscure glazing. It is therefore considered that the scheme complies with policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, SP1 and EN1 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 a timely manner and 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

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:

P2E240620 Received 8th March 2021

Location Plan Received 18 December 2020

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 match those as specified in the application form in type, size, colour and texture.

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) Before first occupation the first floor window to the rear elevation of the two storey extension (marked as ensuite) and second floor dormer window to the rear elevation (marked as wet room in dormer) facing no. 19 Netherwood Road 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.

Appendix 1 – List of consultees & neighbours notified

17 Kenmore Road, Manchester, M22 4AE
23 Netherwood Road, Manchester, M22 4BW
19 Netherwood Road, Manchester, M22 4BP
14 Netherwood Road, Manchester, M22 4BQ
17 Netherwood Road, Manchester, M22 4BP
23 Kenmore Road, Manchester, M22 4AE
21 Kenmore Road, Manchester, M22 4AE
19 Kenmore Road, Manchester, M22 4AE

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 45M
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: SOUTH