

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 129239/FH/2021

**Date registered valid:** 29 January 2021

**Proposal:** Erection of a two storey side and part-single/part two storey rear extension to form additional living accommodation

**Address:** 165 Egerton Road South, Manchester, M21 0XD

**Ward(s):** Chorlton Park Ward

**Applicant:** Mr Zulf Ahmad, 165 Egerton Road South, Manchester, M21 0XD

**Agent (if any):** Mr Barry Bradley, Bradley Building Design Ltd, Keepers Cottage, Lyme Park, Disley, Stockport, SK12 2NS

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 26 March 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: 3 February 2021 Expired: 24 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 2- storey red brick semi-detached property. It has render detailing to the first floor on the front elevation, which is an original feature of the majority of the properties within the area. It is identified as 165 Egerton Road South and has garden area to the front and rear with a driveway to the side of the property between this and number 163 Egerton Road.

The driveway leads through to the rear garden where there is currently a single storey conservatory along the boundary with number 167 Egerton Road South and a free -standing garage along the boundary with number 163 Egerton Road South. The remainder of the good-sized rear garden is laid to lawn.

The front garden comprises of a combination of concrete hardstanding and lawn. There is a low brick wall to the front boundary with planting behind. There is sufficient space on the driveway for parking for 1 vehicle.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The area is predominantly residential in nature. with a large band of green area to the rear (south) of the site which acts as a buffer between the properties on Egerton Road South and the metrolink line.

## **Description of development**

The proposal is for the erection of a part single part 2 storey side and rear extension to the existing property to create additional living accommodation in the form of extended kitchen and

lounge with a utility room and dining room to the ground floor. There would be bi-fold doors on the rear opening out onto the applicants own garden.

To the first floor would be an additional en- suite bedroom.

The dimensions of the extension are: the 2 storey extension on the side of the property is 1.452m wide being set back 4.5m from the front building line. This gives an overall length including side and rearward projection of 6.88m. The projection from the rear building line is 4.2m and runs the full width of the ground floor. The first floor is the same length and rearward projection, however, only has a width of 5.23m. The roof over the extensions has been hipped to reduce the impact upon the neighbouring properties, and to match the host properties current roof line.

### **Consultations & Notification Responses**

Local residents were informed- no representations have been received.

Transport for Greater Manchester- had no comment.

### **Issues**

#### Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 - Spatial Principles

DM1 - Development Management 1

The relevant UDP policies for this application are:

DC 1.1 - 1.6 - Residential Extensions

The Guide to Development in Manchester SPD

#### National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

**The Principle** -The principle of creating additional accommodation for a residential property in an established residential area is considered acceptable, however the matters that will still need to be taken into consideration in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

**Siting, Scale and Massing** - The proposal relates to the side and rear of the existing dwellinghouse. At the rear the applicant seeks to demolish the existing conservatory to facilitate the proposed part single part two storey extension.

Saved Policy DC1.3 of the UDP states that the City Council would not normally approve extensions with rearward projections greater than 3.65 metres. Whilst it is acknowledged that the proposed extension is greater than the 3.65 "normally accepted" each case is taken on its own merits and allows for larger extensions where appropriate.

In this case whilst the projection that sits closest to the boundary with number 163 Egerton Road South is 4.2m rearward projection at 2 storey there is sufficient gap retained between the properties to ensure that the proposal doesn't result in a negative impact, whilst at the same time enabling the occupants of number 165 Egerton Road South to enlarge the property to meet changing household needs. Where the extension would sit on the common boundary with number 167 Egerton Road South, it is dropped down to only be single storey against that boundary. This would mirror the single storey extension on number 167 Egerton Road South that sits on the common boundary with number 165. It is considered that the size scale and mass of the proposed development is acceptable.

**Design and Appearance** -The proposed extension will be constructed using matching materials, and the design is sympathetic to the host property. It will be similar in appearance to other extended properties within the area. A materials condition will be attached to any consent granted.

**Residential Amenity** -It is not considered that the proposal would have a detrimental impact on the residential amenity currently enjoyed by the neighbouring properties. There is sufficient gap retained to the boundary with number 163 Egerton Road South to ensure that the extension is not overbearing in its relationship with that property and with the existing out buildings and conservatory there already exists built form similar to the proposed relationship within the footprint of the site, which would be demolished to facilitate the development.

There are no windows proposed that would overlook the neighbouring properties, and the single storey rear extension would abut the single storey extension on the adjoining property of 167 Egerton Road South.

Post development there would be sufficient private amenity space retained for the occupants of the property.

**Car Parking** - The proposal would not affect the current parking situation. The hardstanding to the front and side of the property can accommodate off road parking.

**Refuse Storage** - The proposal does not alter the existing refuse arrangements.

**Conclusion** - It is therefore considered that the scale and appearance of the proposed development would not have an unacceptable impact on the surrounding residential area. It would be in keeping with the general character of the property, not excessively large or bulky, nor out of character with the style of development in the street scene. The proposal would therefore comply with Core Strategy policy DM1 and saved UDP policy DC1 in regards to siting, scale and massing.

### **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 policies within the Development Plan.

**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:

1948/1 Existing Elevations and Floor Plans- received 28th January 2021

1948/2 Existing and Proposed Side and Rear Elevations and Proposed Floor Plans received 28th January 2021

1948/3 Proposed Side Elevation and Sections received 28th January 2021

Location Plan received 28th 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 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.

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**

Transport For Greater Manchester

167 Egerton Road South, Manchester, M21 0XD  
163 Egerton Road South, Manchester, M21 0XD  
18 Ellesmere Road South, Manchester, M21 0TE

## **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