MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128351/JO/2020
Date registered valid:	20 October 2020
Proposal:	Variation of condition number 2 (specified plans) from planning approval reference 127089/FH/2020 to allow for the following amendments: change in materials on the rear and front elevations, and the reduction in size of rear and side extensions
Address:	21 Belwood Road, Manchester, M21 9FN
Ward(s):	Chorlton Ward
Applicant:	Mr Henry Withers, 21 Belwood Road, Manchester, M21 9FN
Agent (if any):	Mr Agustin Melero, Guy Taylor Associates, Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 January 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Householder

Date of site visit: Photographs

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 23 October 2020 Expired: 13 November 2020

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
Description of site/building - This application relates to the left hand property of a pair of two-storey, semi-detached houses identified as number 21 Belwood Road. The house numbers run consecutively rather than odds and evens. It is located within the Chorlton ward of Manchester. The property is constructed of brick with white render and has a hipped, tiled roof. It has a small front garden enclosed by a low wall, and a long rear garden enclosed by a timber boundary fence. There is an existing single storey extension on the rear of the property, and a free standing single storey brick built garage / store unit in the rear garden. There is a metal railing on top of the existing single storey rear extension as it has a flat roof and appears to have been used as a terrace, which is accessed from a bedroom via a French door.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
Description of area - The area is predominantly residential, with properties to the rear being set at a much lower level due to the fall in land levels towards Chorlton Brook.

Description of development
The following development was granted through planning permission 127089/FH/2020- Erection of a single storey rear and side extension, new porch and installation of dormer to rear to form additional living accommodation following the demolition of the existing single storey rear extension.

The application currently under consideration is for Variation of condition number 2 (specified plans) from planning approval reference 127089/FH/2020 to allow for the following amendments: change in materials on the rear elevation, and the reduction in size of rear and

side extensions. The materials proposed are timber to the front elevation of the single storey side extension, this ties in with the timber already proposed on the rear elevation. The applicant had proposed timber along the side elevation, however following negotiation this is to be render as previously approved. The mono-pitch roof will now be a flat roof which has reduced the height, and the rearward projection has been reduced with the existing single storey extension remaining and the new single storey extension joining in with this to form an 'L' shaped infill to the rear and down the side of the existing property. The existing free standing unit in the garden has been reduced by 2.55 metres.

The accommodation created by the proposed development would remain the same, but of a reduced footprint.

Consultations & Notification Responses

Local Residents - were informed- no representations have been received.

Issues

Policies

National Planning Policy Framework

The Framework is a material consideration in planning decisions and underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The core message in the document is that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of development.

Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities in particular by contributing to neighbourhoods of choice. Issues relevant to this scheme are considered below.

Saved UDP Policies DC1.1 to DC1.4 set out the guidance on household extensions.

Policy DC1.1 sets out the criteria for assessing residential extensions including the general character of the property, impact on the amenity of neighbouring occupiers and the appearance in the street scene.

Policy DC1.2 states that extensions to residential properties will not be allowed if they are excessively large or bulky and result in structures which are not subservient to the original house, or which create undue loss of sunlight, daylight or privacy.

Policy DC1.3 states that the Council will not normally approve rearward extensions greater 3.65m in length, or two-storey extensions with a flat roof, particularly if they would be visible from the public highway.
Policy DC1.4 states that the Council will seek to ensure that the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned and the actual or potential result of building the extension will not be the creation of a terracing effect.

Principle
This is a residential property in an established residential area. The changes will not impact upon the acceptability of the principle of extending a dwelling house to create additional living accommodation. It remains in accordance with national and local policies.

Design/ Siting
The design would remain contemporary and would sit comfortably with the house and it's surroundings due to the palette of materials chosen.

Impact on the character of the property
The single storey extension is relatively narrow as it runs along the side of the property, being only 1.835 metres width. The rearward projection has been reduced to bring it in line with the existing property, lining up to the rear with the existing single storey rear extension. This would now reduce the rearward projection. It would now be constructed with a flat roof with a projecting roof lantern over part of it. This in turn has reduced the height. The free-standing garage/ store would now be reduced by 2.5 metres.
It is not considered that the proposed changes pose any detrimental impact upon the character of the property nor the area within which it is located. The proposed extensions would remain subservient to the main house, and the materials proposed would complement the more traditional materials of the existing property being within the same colour spectrum. Although of a modern design, it is considered that the extensions would not detract from the character of the existing house.

Impact on the street scene
Given the size and the fact that the extension is only single storey, the development gap with the neighbouring property would still be capable of being shared, and there would be no terracing effect again due to the single storey design. There is no uniform pattern to the properties on Belwood Road, as many of them have been extended in a variety of different ways, including side extensions, hip to gable conversions and rear dormers, resulting in a varied street scene and setting a precedent for proposals such as this. The dormer will not be seen from the street. It is therefore considered that the proposed changes would remain consistent with the character of the area within which it is located.

Impact on neighbouring properties
The size, location and design of the side / rear extension mean that the next-door property could be extended in a similar way. The dormer is quite large but there are other dormers on properties on Belwood Road of similar proportions. In terms of its impact on properties to the rear (on Willaston Close), as these sit at a much lower level, some 30m away and with significant tree cover, it is considered that the dormer would not result in overlooking or privacy issues. The privacy for the neighbouring properties would be improved by the removal of the existing roof terrace, and the impact is lessened further by the reduction in the proposed footprint of the extensions.

Amenity space
The property has a long rear garden and an acceptable amount of private amenity space would be retained following the development.

Waste storage
The bins are currently stored at the rear of the property, however following on from the extension rear storage would not be possible. This has been considered and a bin / cycle store of timber construction has been incorporated within the scheme. This ensures that there is no detrimental impact upon either the residential or visual amenity of the neighbouring properties, nor the area within which the house is located.

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 polices 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

Any issues that arose during the processing of the application have been addressed and the application has been determined in accordance with the policies within the Development Plan, together with the attachment of appropriate conditions.

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:
Proposed Floor Plans 20-0015-20-001 Rev P3 received 20.10.2020 ,
Proposed Elevations 20-0015-20-002 Rev P4 received 22.12.2020.
Location Plan 20-0015-20-000 received 20.10.2020.

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 external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale, and shall be in accordance with the materials on drawings ref:
Proposed Elevations 20-0015-20-002 Rev P4 received by the City Council as Local Planning Authority on 22.12.2020.

Reason - To ensure that 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 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.

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 Floor plans 20-0015-20-001 Rev P3 received 20.10.2020 and approved elevations 20-0015-20-002 Rev P4 received by the City Council as Local Planning Authority on 22.12.2020.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

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 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 had pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

20 Belwood Road, Manchester, M21 9FN
27 Willaston Close, Manchester, M21 8BJ
25 Willaston Close, Manchester, M21 8BJ
21 Willaston Close, Manchester, M21 8BJ
23 Willaston Close, Manchester, M21 8BJ
22 Belwood Road, Manchester, M21 9FN
51 Higson Avenue, Manchester, M21 9EP

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