

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128288/FO/2020

Date registered valid: 8 December 2020

Proposal: Erection of first floor rear extension to No. 100 Wilbraham Road and part single, part two storey rear extension to No. 102 Wilbraham Road to provide additional living accommodation

Address: 100 And 102 Wilbraham Road, Manchester, M14 7DR

Ward(s): Fallowfield Ward

Applicant: N.Mir & M.Zakakariya, 100 & 102 Wilbraham Road, Manchester, M14 7DR

Agent (if any): V Alyas, Architek, 880 Stockport Road, Manchester, M19 3BN

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

Recommendation: Approve

Date of recommendation: 15.01.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: No site visit conducted during COVID-19, site photos submitted and google earth imagery referred to.

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 December 2020

Expired: 31 December 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/area

The proposal site contains a two storey semi-detached dwelling within the Fallowfield Ward of Manchester.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of first floor rear extension to No. 100 Wilbraham Road and part single, part two storey rear extension to No. 102 Wilbraham Road to provide additional living accommodation

Consultations & Notification Responses

No comments received

Issues

Principal of development

Given that the proposal is a householder development in a predominantly residential area, the principal of an extension is acceptable.

Policy and Guidance

The following policies are considered to be relevant in the consideration of this application:

Manchester Core Strategy (2012) Policies, DM1 (Development Management), EN19 (Waste Management), SP1 (Spatial Principals), saved Unitary Development Plan (1995) Policies DC1.1 to DC1.6 and the revised National Planning Policy Framework (2018).

The main issues relating to such a proposal would be the impact of the development on visual and neighbouring occupier's amenity, bin storage and highway issues.

Visual Amenity

The proposal seeks extensions to the rear of the dwellings. The proposal is indicated to be constructed externally from matching materials to the original dwelling which is also conditioned within this report. It is therefore considered that the proposal would not harm visual amenity.

Residential Amenity

The proposal to No. 100 extends at first floor for c. 3.6m for c.2.35m width adjacent to an existing rear extension. The extension is only appropriate this close to the shared boundary due to the works proposed at 102 Wilbraham Road as part of this joint application.

The two storey element proposed at No. 102 projects c. 3.6m. The extension is only appropriate this close to the shared boundary due to the works proposed at 100 Wilbraham Road as part of this joint application. This element does not pass the side elevation towards the neighbouring property at No. 104.

The single storey element of the rear extension at 102 would project 6m for the full width of the property. This would not effect the neighbour at No. 100 who have a conservatory to the rear that projects further.

The maintenance of the gap to the boundary, the projection proposed (having regard to the right to extent to 6m utilising Larger Homes Extensions without objection) and the orientation of the property is such that this would negate any undue impact upon the residential amenities of the property at 104 Wilbraham Road. Sufficient amenity space to the rear would be maintained.

The proposed extension at No. 102 would include one ground floor side facing window which should be obscurely glazed and non-opening. Such would be conditioned and further a condition removing Permitted Development Rights for side facing windows would ensure neighbouring occupiers privacy.

The proposal would include first floor rear facing windows, however given the significant rear garden depth and separation between neighbouring dwellings to the north of the site, such windows would not give raise to overlooking or privacy concerns in this instance.

Bin Storage

Bin storage is unaffected by the proposals.

Car Parking

Car Parking is unaffected by the proposals.

Conclusion

Taking into account the above the proposal is considered to be acceptable in terms of design, scale and massing and would not harm neighbouring occupier's amenity (subject to a condition relating to obscure glazing) or the visual amenity of the street scene. The proposal is not anticipated to cause any unacceptable highways impacts.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application

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:

A101 SITE LOCATION PLAN

A104 FLOOR PLANS

A105 ELEVATIONS

Received by the City Council as Local Planning Authority on 12 October 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the development hereby approved shall be as stated on the application forms.

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 legislation amending or replacing the same, no windows or doors shall be inserted in the side external elevations of the extension hereby approved other than those expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity in regard to privacy, pursuant to saved policy DC1.1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5) Notwithstanding condition 2, before first occupation of the extension hereby approved, the window(s) in the ground floor side elevation facing No. 104 Wilbraham 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 be non-opening up to a height of 1.7 metres from the internal floor level, and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

98 Wilbraham Road, Manchester, M14 7DR
102 Wilbraham Road, Manchester, M14 7DR
104 Wilbraham Road, Manchester, M14 7DR
16 Wallasey Avenue, Manchester, M14 7AL
15 Wallasey Avenue, Manchester, M14 7AL
14 Wallasey Avenue, Manchester, M14 7AL
13 Wallasey Avenue, Manchester, M14 7AL

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
Area Team Boundary - Name: SOUTH