

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128550/FH/2020

Date registered valid: 11 November 2020

Proposal: Erection of a single storey rear and side extension to provide additional living accommodation

Address: 3 Astor Road, Manchester, M19 2LY

Ward(s): Burnage Ward

Applicant: Mr Saifuddin Marchant, 3 Astor Road, Manchester, M19 2LY

Agent (if any): Mr Ahmed Choudhry, Nada Architects 169 Kingsway, Manchester, M19 2ND

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 January 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 13 November 2020 Expired: 4 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick and white render, with a red pantile gable roof featuring an original front gable with a catslide roof down to the porch. There is an existing conservatory to the rear, a large paved driveway to the front and a rear garden containing an outbuilding.

Description of area

Astor Road is residential in nature, situated within Burnage and characterised by similar dwellinghouses to the applicant's. The area benefits from its proximity to Ladybarn Park, Mauldeth Road train station and a collection of shops and food outlets.

Description of development

The applicant wishes to demolish the conservatory and build a single storey side and rear wrap around extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2018)

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

Issues

Principle – The principle of building a single storey side and rear extension to provide additional living space is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would replace the existing conservatory and wrap around the ground floor of the house, projecting 3m in depth to the rear and 3m in width to the side. It would have an eaves height of 2.45m and a maximum height of 3.44m. At the front it would be set back from the principal elevation by 1m and at the sides it would be sited along the shared boundaries. The depth of the ground floor extension accords with policy DC1 (less than 3.65m) and is less than the depth of the existing conservatory. The dimensions (width, depth and height) are below those allowed under permitted development for single storey extensions. The extension is considered subservient to the main house and is sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including red facing brickwork, pantile roof tiles and white uPVC windows/doors. The rear elevation would feature a kitchen window and a set of patio doors opening onto the garden, with 3no rooflights over. The side elevations would be blank aside from another 3no rooflights over and the front would feature a window. The rear element would not be visible from the public highway, therefore the only element that would feature within the street scene would be the front elevation of the side element, which is set back and relatively small in width and height, hence it is not considered to form a prominent feature. The proposed materials are to match existing and the design is standard, to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor wider area.

Residential amenity – Although sited along the boundaries shared with No's 1 and 5 Astor Road, the extension would feature a hipped roof with a relatively low eaves height, meaning a (0.55m) taller extension could be built under Permitted Development. As these gardens face east, they are already in shadow from the original dwellings by the afternoon and it is not considered these works would result in a further loss of sunlight due to the scale and orientation. There are no windows proposed for either side elevation, aside from an obscurely glazed window to be inserted at first floor (conditioned as part of this approval) therefore a loss of privacy is also not deemed an issue. In addition to this, no objections have been received

from the local residents notified of the development, hence the proposal is considered acceptable in terms of residential amenity.

Parking and refuse – The driveway, with space for 2 cars, is to be retained, in line with policy DM1. The access to the rear garden will be lost following the works, therefore a bin store was requested. The agent has included details of this, which are acceptable and it has been conditioned as part of this approval, in accordance with DM1 also.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 revised drawings numbered '(02)001 PL1' and '(03)001 PL1', stamped as received by the City Council as Local Planning Authority on the 6th January 2021.

Reason - To ensure 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, as stated on the submitted 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) Before first occupation the proposed first floor window in the side elevation of the extension, facing No.5 Astor 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.

5) Prior to occupation of the development hereby approved, the refuse bins shall be stored within the bin store detailed on the drawings '(02)001 PL1' and '(03)001 PL1' (received 6th January 2021) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

32 Burnside Drive, Manchester, M19 2LZ
1 Astor Road, Manchester, M19 2LY
8 Astor Road, Manchester, M19 2LX
6 Astor Road, Manchester, M19 2LX
12 Astor Road, Manchester, M19 2LX
5 Astor Road, Manchester, M19 2LY
13 Astor Road, Manchester, M19 2LY
30 Burnside Drive, Manchester, M19 2LZ
10 Astor Road, Manchester, M19 2LX

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