

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127607/FH/2020

Date registered valid: 4 August 2020

Proposal: Erection of a part single, part two storey side extension, a part single, part two storey rear extension and single storey front extension to provide additional living accommodation and the erection of a single-storey outbuilding

Address: 193 Manley Road, Manchester, M21 0GY

Ward(s): Chorlton Ward

Applicant: Mrs Iman Hatahet, 193 Manley Road, Manchester, M21 0GY

Agent (if any): Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: t.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5th October 2020



Application details

Type of application:	Full Householder Application
Development type:	Householder
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 6 August 2020 Expired: 27 August 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

The site comprises a two storey brick built semi-detached property in the Chorlton ward area of Manchester. The site has a garden to the front and rear with access along the side and off road car parking. Boundary treatment is a low wall to the front with timber fencing to the side and rear.



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

Description of area

Description of development

Erection of a part single, part two storey side extension, a part single, part two storey rear extension and single storey front extension to provide additional living accommodation and the erection of a single-storey outbuilding

Consultations & Notification Responses

Local residents, as per Appendix 1 – two letters of objection have been received in respect of this application, summary of comments as follows:

- The application states that there are no trees at the back of the garden that would need to be removed due to the proposed outbuilding or could fall on the building if left in situ. there are nine, mature, fully grown trees which would likely need removing, or presumably offer a fall / root hazard to the resultant building they also offer us additional privacy
- The outbuilding faces our property and would have direct visibility into our bedroom and bathroom

- A bathroom has been included in the plans, may be converted into a dwelling either immediately or in the near future
- The house has already had a huge extension and this most recent addition may increase number of people
- Endure
- Building work since last year on the property, constant noise and disruption, scaffolding in our back garden preventing us access to our own facilities, burning caustic rubbish in the back yard and still no end in sight for issues that the building work has caused our property that still need addressing
- The proposed side window will overlook property and leading to loss of privacy
- Visually intrusive window which would not respect the character on the street which already has a large window to provide sufficient light
- The outbuilding does not state overall height, causing eyesore and spoil the character of the street
- Loss of privacy from outhouse being used for business and comings and goings
- The outbuilding has a very large glass door which overlooks leading to loss of privacy

Principle of the Proposal

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 acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There is one previous application relating to this site as follows:

Planning reference: 125376/FH/2019 for Erection of a two storey side extension and a part single, part two storey rear extension to provide additional living accommodation. This application was approved on 18th December 2019.

Residential Amenity

This proposal is for the erection a part single, part two storey side extension, a part single, part two storey rear extension and single storey front extension to provide additional living accommodation and the erection of a single-storey outbuilding.

The site comprises of a two storey semi-detached dwelling with driveway and front and rear garden. The property has recently undergone a part single, part two storey side extension, a part single, part two storey rear extension and single storey front extension to provide additional living accommodation and is near completion apart from windows and doors which need to be installed. This application is a resubmission of a previous proposal with the difference of an additional outbuilding to the rear of the garden, a window on the side elevation serving the stairs which is now elongated, a larger window on the side which has been reduced in width and a canopy to the front which now extends over the bay together with the front porch.

The side element of the proposal at ground floor would be in line with the front wall of the house retaining a gap to the shared boundary of 800mm, extending along the side and projecting beyond the rear wall of the house by 5.0 metres. The proposal would wrap around the property and extend up to the shared boundary with the adjoining semi-detached dwelling. Although the extension projects further than what DC1 policy would allow, it is considered that as there would be no overshadowing or loss of light as a result of the proposal it is considered to be acceptable. In addition, should the applicant build a single storey extension under the Larger Homes scheme in the same materials independently and receive no objection and comply with all other relevant limitation, this would be allowed to be built under permitted development.

The first floor element of the proposal would be set back from the front wall of the house by 1.5 metres and set down in height from the existing ridge height of the property extending along the side and wrapping around the property extending partway across the rear retaining a large gap to the adjoining semi-detached property. The projection beyond the rear wall would be 4.0 metres approximately. The proposed roof will be hipped and although does match the existing house would be provide less impact on the neighbouring properties.

Concerns have been raised in relation to a proposed window on the first floor side elevation of the extension. This has been amended and the window has been removed off the scheme. There are windows proposed on the side elevation which would serve the utility room, bathrooms and kitchen, however these would be obscurely glazed of which a condition has been added to ensure this. Therefore it is considered that there would be no overlooking or loss of privacy.

Given the orientation of the property, together with the retained gap to the shared boundaries, it is not anticipated that the proposed development will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing.

Outbuilding

The height of the outbuilding is proposed at 2.7 metres approximately to eaves 3.9 metres total height with a length of 7.9 metres and width of 5.0 metres approximately. The garden itself can accommodate an outbuilding of this size. The outbuilding has a close relationship to the boundaries of the surrounding properties however given the distance to properties to the rear, it is not anticipated that the proposal would provide a visual impact on the occupiers surrounding properties. The roof would be a hipped roof with glazing on the front element with a door facing towards the garden area and windows on the rear of the outbuilding.

In terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting Scale and Massing

The size and footprint of the proposed extension and outbuilding is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Trees

Concerns were raised in relation to the existing trees to the rear of the site however the City Council believe that the trees do not warrant a TPO and therefore offer no amenity value to the site. Furthermore, the applicant can remove the trees prior to a decision without the need to notify the City Council.

Disabled access

Not applicable

Bins

Bins storage is not affected by the proposal.

Parking

Off road car parking is not affected by this proposal. Space to the front driveway is still available.

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:

Article 35 Declaration

Positive and proactive working - 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.

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:

Received on 30th July 2020 numbered A1241(2)AP001 Revision D Proposed Site Plan

Received on 30th July 2020 numbered A1241(2)AP002 Revision D Proposed Floor Plans

Received on 30th July 2020 numbered A1241(2)AP003 Revision D Proposed Elevations

Received on 30th July 2020 numbered A1241(2)AP004 Revision D Proposed 3D Views

Received on 30th July 2020 numbered A1241(2)AP005 Revision D Proposed Outbuilding

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 hereby permitted shall match those as specified on the application form/drawings 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The detached outbuilding hereby approved shall not be used as a separate dwelling and should only be used as ancillary to the main dwelling house at number 193 Manley Road and shall not be used for any other purpose not connected to main dwelling.

Reason - To use the property for any other use or as a self-contained residential unit would result in an over intensive use of the property to the detriment of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Before first occupation the windows in the side elevation facing 191 Manley 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.

6) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first

occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

191 Manley Road, Manchester, M21 0GY
226 Manley Road, Manchester, M21 0GZ
195 Manley Road, Manchester, M21 0GY
252 Brantingham Road, Manchester, M21 0QZ
228 Manley Road, Manchester, M21 0GZ
256 Brantingham Road, Manchester, M21 0QZ
254 Brantingham Road, Manchester, M21 0QZ
250 Brantingham Road, Manchester, M21 0QZ
230 Manley Road, Manchester, M21 0GZ

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH