MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	128150/FH/2020
Date registered valid:	7 October 2020
Proposal:	Erection of a single storey rear extension to provide additional living accommodation.
Address:	29 Victoria Road, Manchester, M22 4JP
Ward(s):	Northenden Ward
Applicant:	Mr Nicholas Rogers, 29 Victoria Road, Manchester, M22 4JP
Agent (if any):	Mr Jeffrey Goodchild, Jeffrey C Goodchild MCIAT, 62 Belmont Avenue, Springhead, Oldham, OL4 4RS
Case officer:	Jennifer Connor Tel: 0161 234 4545 Email: jennifer.connor@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**02.12.2020**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: No site visit due to COVID19, photos received and google earth utilised

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 October 2020 Expired: 3 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/area

The area has no formal designation and is characterised as predominantly residential.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

None received

Issues

Policy - Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

Policy DM 1 - Development Management

Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

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

Design and Appearance - The proposal is for a small scale single storey rear extension constructed utilising materials that are appropriate in this setting. It is not considered that the alterations would have an adverse impact upon the visual amenity of the host dwelling, the alteration would not be visible from Victoria Road.

Residential Amenity – It is not considered that the single storey rear extension (which would largely be a 3.6m infill extension linking to an existing outbuilding (on an area where a deck is to be removed) and a 2m projection on the shared boundary with the with property at No. 27) would have any undue impact upon the residential amenities of the neighbouring property by virtue of loss of light, overbearing impact, overlooking or loss of visual amenity, especially having regard to the relationship of the proposals to the existing outrigger and extensions at No. 31 The side facing door would offer no further overlooking than available from the existing outbuilding.

Conclusion - The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

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 proposal is considered to be acceptable and has been determined in a timely manner.

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

Location Plan 5634
Proposed Details 5534

Received by the local planning authority dated 29 September 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 materials to be used on the external surfaces of the extension hereby permitted 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.

Appendix 1 – List of consultees & neighbours notified

425 Palatine Road, Manchester, M22 4JS
31 Victoria Road, Northenden, Manchester, M22 4JP
27 Victoria Road, Northenden, Manchester, M22 4JP
20 Victoria Road, Northenden, Manchester, M22 4JP
427 Palatine Road, Manchester, M22 4JS

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