

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127656/FH/2020

Date registered valid: 23 September 2020

Proposal: Erection of part single/part two storey extensions to the side and rear to form additional living accommodation

Address: 134 Beresford Road, Manchester, M13 0TF

Ward(s): Rusholme Ward

Applicant: Mr Waseem Akhtar, KW&S Builders Ltd, 10 Swayfield Avenue, Manchester, M13 0NQ

Agent (if any):

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 16 November 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 October 2020 Expired: 26 October 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

This application relates to a two storey interwar style semi detached house. There is a ground floor bay window at the front and a canopy across the full width of the property. The building has not been extended and there is no original lean to. There are gardens to the front and rear and a narrow drive at the side of the property above which is a canopy. There is a 5 metre deep front garden, whilst the rear garden is 15 metres long.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is a predominantly residential area. The other half of the semi has a full width single storey rear extension, projecting approximately 4.5 metres with a smaller first floor extension. The adjacent property to the northwest is separated by the width of the two drives and is un-extended. There are residential properties facing the site across Beresford Road and the rear garden adjoins the rear gardens of similar properties on Elsdon Road.

Description of development

Consent is sought to erection a part single part two storey side extension occupying the full width of the drive. The ground floor is set back 1.5 metres and the first floor 2.5 metres from the front elevation of the property. At ground floor level the side extension will project out as far as the proposed rear extension. At first floor level it will finish level with the rear face of the building. The ground floor rear extension would project 5 metres and occupy the full width of the rear elevation including the proposed side extension. The first floor extension would project 3.5 metres and be flush with the existing side wall on one side and be set in 1.8 metres from the shared boundary with the other half of the semi.

The ground floor extension would incorporate a covered passage linking the front and rear gardens.

The front elevation would contain at ground floor level a single window and a door to the passage and at first floor level a single window. The rear elevation would contain a window, a set of bi folding doors and the rear door to the passage at ground floor level and two windows at first floor level. The only window in any of the side elevations is to a bathroom and looks into the passage at the side of the house.

At first floor level the extension roofs would be hipped and at ground floor level mono pitch.

Consultations & Notification Responses

Local Residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are SP1 and DM1

Policy SP1 sets down the spatial principles that will guide development in the City including the creation of neighbourhoods of choice.

Policy DM1 seeks protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers and the need to protect the amenity of residents.

Issues

Principle

The proposed development accords with the principle of extending a home to meet the changing needs of the occupier. The proposed development is therefore considered acceptable in principle.

Scale

The proposed side extension is set back from the front elevation of the property, thus brings down the ridge height of the roof. The extension cannot therefore result in terracing. At the rear the proposed ground floor extension is approximately 0.5 metres longer than the neighbouring properties. Whilst the first floor extension is set in from the site boundaries and projects 1.5 metres less than the ground floor. On balance it is considered that the proposed extensions would be subservient to the host property and therefore the scale is acceptable.

Design

The submitted drawings are of poor quality however, the proposed extensions have hipped roofs which are a feature of the main house and the windows appear to be of an appropriate scale and proportion. On balance it is considered that the design is acceptable.

Refuse

There is space at the front of the extensions to store refuse or it can be taken to the rear via the passage. There are no refuse storage issues.

Parking

The site can still accommodate a parking space off street following the erection of the extension.

Impact on Amenity

In terms of privacy the windows are in the front and rear elevations and as such do not result in significant overlooking or loss of privacy to adjacent properties.

In terms of overbearing impact the adjoining property has a similar rear extension and it is therefore considered that the extensions will not impose on it. With regard to the adjacent property to the northwest, these will still be separated by the width of the drive. As the first extension projects no further than the rear wall of the existing house it is considered it would not have a significant impact. The proposed single storey element whilst adjacent to the shared boundary is to the south east and is therefore unlikely to have a significant impact as this orientation is already impacted up by the house.

On balance it is considered that there would be no significant impact on amenity.

Conclusion.

The proposed development will have no significant impact and accords with Council policies.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from 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:

First floor proposed plan received 5 September 2020

Ground floor proposed plan received 5 September 2020

Proposed side elevation received 5 September 2020

Proposed front elevation received 30 September 2020

Proposed rear elevation received 5 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 development hereby approved shall be constructed using the materials specified on the application forms.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

132 Beresford Road, Manchester, M13 0TF
136 Beresford Road, Manchester, M13 0TF
41 Elsdon Road, Manchester, M13 0TN
43 Elsdon Road, Manchester, M13 0TN
39 Elsdon Road, Manchester, M13 0TN
165 Beresford Road, Manchester, M13 0TE
163 Beresford Road, Manchester, M13 0TE

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: SOUTH