

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127567/FH/2020

Date registered valid: 27 July 2020

Proposal: Erection of single storey side and rear extension, enlargement of front porch with canopy, installation of rear dormer and rendering of dwelling

Address: 22 Horwood Crescent, Manchester, M20 4RA

Ward(s): Withington Ward

Applicant: Mr Kanti Patel, 22 Horwood Crescent, Manchester, M20 4RA

Agent (if any): Mr Mo Iqbal, 899 Stockport Road, Manchester, M19 3PG

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: l.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 September 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

A 2-storey inter-war semi-detached dwelling on a triangular corner plot on the south side of Horwood Crescent, west of Parrs Wood Road in the Burnage ward. There is a large garden at the side with parking for 2 cars, gardens at the front and rear, a glazed lean-to side extension and a front porch.

All of the property is rendered and painted grey, with a grey clay tiled roof.

Listed building: Not applicable

Conservation area: NA

Tree Preservation Order: NA

Description of area

The site is within a residential inter-war estate of similar dwellings and overlooks a large semi-circular landscaped area with occasional perimeter trees and low hedging to the Parrs Wood Road elevation.

Description of development

Erection of single storey side and rear extension, enlargement of front porch with canopy, installation of rear dormer and rendering of dwelling.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Issues

Policies

Saved policy DC1 of the UDP

DM1, SP1 and EN19 of the Core Strategy

Principle

Extensions to residential properties are supported in saved UDP policy DC1 subject to satisfactory compliance with those policies which protect residential and visual amenity.

The proposal seeks to provide extended living/kitchen/dining space, a laundry room and extended porch at ground floor and storage space within the loft dormer.

All of the property is proposed to be rendered cream in K-Rend.

Residential Amenity

Due to the shape of the site, the main proposal is for a single storey tapered side extension which keys into a single storey rear extension.

The maximum width is 4 metres at the front which narrows to 1 metre off the original side elevation. This keys into the 2 metre deep rear extension and all have a maximum height to apex of 2.97 metres with a sloping monopitch roof. The rear extension is off-set from the adjoining semi, No.21 although there are no concerns due to overshadowing or being overbearing.



A side / rear window which serves a proposed laundry room is shown as obscure glazed although there is no requirement for such. This window would face the boundary on the north side of No.202 Parrs Wood Road where no gable windows are present and the extension removes the dilapidated side storage room which has more extensive glazing, and a shed. A condition is nevertheless appended to secure the privacy of the occupier. Other windows occur at the front and rear as expected and do not give rise to any intrusive overlooking.



The rear dormer is set in off the party wall and is proposed to be used for storage to replace the single storey side storage space. There are no residential amenity concerns with this element of the proposal.

Visual amenity

Visually the extensions fit the aesthetic of the main dwelling and removes the unsightly side extension and ad hoc appearance of this along with the shed, to the benefit of the street scene.

The extension is proportionate to the size and scale of the dwelling and sits comfortably within the triangular plot.

A gap is maintained along the side to give access to the rear garden and which gives some relief along the garden boundary of No. 202 Parrs Wood Road to the south.

The dormer is of a modest size and scale which sits well within the rear roof slope. The dormer cheeks and roof are proposed in tiles to match the existing, whilst the whole dwelling is proposed to be rendered in a cream coloured K-Rend which is characteristic of houses within Horwood Crescent and this section of Parrs Wood Road. As such, the finish of the elevations would match the prevailing character and remove the presently uncharacteristic grey colour, to the benefit of the street scene.

Porch

The proposal seeks to enlarge the existing porch by extending it in width to 2.7 metres whilst retaining the 1.5 metre depth and introducing a canopy over. There are no concerns regarding this extension which is a modest increase on what is allowed under current Permitted Development regulations and follows the pattern of canopies over windows and porches seen in Horwood Crescent.

Parking

Capacity to park 2 no. vehicles off-road is maintained.

Bin storage

Bins can be stored at the side of rear following any approval of the application.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The proposed extension raised no objections on consultation.

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:

The Householder Application form, Planning Statement and the drawings:

200723 - 01

200723 - 02

200723 - 03

200723 - 04

200725 - 05

200723 - 06

200723 - 08

received by the City Council as Local Planning Authority on the 27 July 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Application Form.

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 policy DM1 of the adopted Core Strategy for the City of Manchester.

4) The ground floor laundry window shown on drawing No.200723-05, 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.

Appendix 1 – List of consultees & neighbours notified

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH