

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127563/FH/2020

Date registered valid: 29 July 2020

Proposal: Erection of a two storey front extension, associated elevation alterations and single storey detached outbuilding to provide additional living accommodation.

Address: 344 Greenbrow Road, Manchester, M23 2YA

Ward(s): Baguley Ward

Applicant: Mr Francisco Valente 344 Greenbrow Road, Manchester, M23 2YA

Agent (if any): Mr Steve Buckley SMB Designs Cheshire Limited 8 Clarence Drive, Northwich, CW8 2EQ

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

Recommendation: Approve

Date of recommendation: 28 September 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 September 2020

Expired: 23 September 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 application relates to a modern (2015) 2-storey semi-detached dwelling situated on the south-eastern side of Greenbrow Road in the Baguley ward.

There are gardens at the front and rear and off-road parking for 1 car. In the rear garden is a long timber shed and greenhouse adjacent.

Development of the houses was approved without restriction on Permitted Development (Ref: 109394/FO/2015/S2).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area west of the M56 motorway and south of Wythenshawe Park.

Description of development

The application proposes a small infill of the ground and first floor of the front elevation to provide an extended hallway/WC at ground floor and extended bathroom at first floor.

Use of the rear L-shaped outbuildings is not identified in the application.

Consultations & Notification Responses

Neighbour objection. Comments:

The erection of a 2 storey front extension will block light coming into both my living room and my front garden. This will detract from my enjoyment of my home and have a detrimental effect on the value and ability to sell my property in the future.

A residential outbuilding will cause additional noise with extra tenants making it difficult to peacefully enjoy my garden.

If one intention of the owners is to use this as a rental property, this will also have a negative impact on my ability to sell my property in the future.

As my property is next door to 344 Greenbrow Road our drives are close together and a 2 storey building will reduce the effect of the street lighting making it darker and less safe when entering my home at night.

Issues

Policy

Saved policy DC1 of the UDP
DM1, SP1 and EN19 of the Core Strategy

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 a modest amount of extended living accommodation which has nevertheless attracted an objection from a neighbouring occupier.

Residential Amenity

Due to the scale and location of the proposed extension, there are no concerns regarding the impact on residential amenity.

The ground and first floor extension bring forward the recessed footprint of the original dwelling with a small infill measuring 1.7 metres wide x 2.4 metres long. This proposes a window at ground floor on the side for the WC and re-configures the side elevation to introduce a kitchen window and door.

At first floor, the extended bathroom proposes a window to the front elevation.

A neighbour adjacent has raised a concern that the extension would block light coming into her living room and over her garden. As the extension is contained within the bulk of the original dwelling and there is no extension beyond the original building line, any overshadowing will already occur from the dwelling in situ. Notwithstanding this, the objector lives south of the application site, there will be no new overshadowing occurring as a result of the build.

The new window at first floor would be required to be obscurely glazed on condition of any approval which will thus mitigate the perception of being overlooked, to the benefit of residential amenity.

Visual amenity

Visually the extensions fit the aesthetic of the main dwelling being relatively modest in scale and having an appropriate depth set back of 2.6 metres which maintains a sense of openness on the front elevation.

The materials are proposed to match the existing which will help the extension to assimilate within the elevations of the original dwelling to the benefit of the street scene.

Outbuildings

The outbuildings form an L-shape within the southernmost corner of the rear garden to a maximum height of 3 metres. They are proposed on the footprint of the sheds and greenhouse in situ at present which provides precedent for their acceptability.

The materials are proposed to be built of brick to match the existing dwelling with a single timber door. The highest part of the store roof extends to 3 metres close to the boundary with No.29 Heartwood Road to the south which means there will be some visibility over the intervening 2.1 metre high fencing but this would amount to no more than 1 metre which is acceptable in amenity terms.

The objector has raised a concern that the outbuildings will allow tenants to live there which will result in noise and disturbance. There is no indication in the application that the outbuildings are proposed as a residential use. On the contrary, the plans indicate a part open storage area and part enclosed storeroom with a single door and no windows. A condition is nonetheless appended emphasising that the outbuilding shall only be in use as ancillary to No.344 Greenbrow Road and shall not function as separate, self-contained living accommodation, in the interests of residential amenity.

Parking

As development is proposed deep into the site, the capacity to park 1 no. vehicle off-road would be maintained in any approval of the scheme.

Bin storage

Bins can be stored at the side or rear following any approval of the application as a gap of 1.1 metres is retained along the side elevation to the boundary with No. 342.

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

one objection on consultation which has been taken into consideration in the assessment of the 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:

The Householder Application form, Planning Statement and the drawings: P1/2020, P2/2020, P3/2020, P4/2020, P5/2020, P6/2020 and P7 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 and first floor bathroom / WC windows shown on drawing references: P2/2020 and P3/2020, 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) The outbuilding subject to the permission hereby granted shall only be used for purposes incidental to the enjoyment of the main dwelling house at 344 Greenbrow Road only and shall not be used as a self-contained unit or separate dwelling house at any time.

Reason - To prevent any over intensive use of the property and to safeguard the amenity of neighbouring residential occupiers, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

31 Heartwood Road, Manchester, M23 2ZU
29 Heartwood Road, Manchester, M23 2ZU
27 Heartwood Road, Manchester, M23 2ZU
344A Greenbrow Road, Manchester, M23 2YA
342A Greenbrow Road, Manchester, M23 2YA
337 Greenbrow Road, Manchester, M23 2ZA
335 Greenbrow Road, Manchester, M23 2ZA

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 15M
Area Team Boundary - Name: SOUTH