

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127565/FH/2020

Date registered valid: 28 July 2020

Proposal: Erection of a part single, part two storey side and rear extension, erection of a front porch including new roof over existing front bay and erection of a single storey double garage to the rear

Address: 50 Egerton Road South, Manchester, M21 0YN

Ward(s): Chorlton Park Ward

Applicant: Mr. Amir Khan, 50 Egerton Road South, Manchester, M21 0YN

Agent (if any): Mr Barry Tang Tang and Associates Ltd - Chartered Architects, Entrance W1, First Floor, Westwood House, Greenwood Business Centre, Manchester, M5 4QH

Case officer: Jennifer Connor
Tel: 0161 234 4545
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Recommendation: Approve

Date of recommendation: 25.09.2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photographs supplied during COVID19

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 August 2020 Expired: 25 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/area

The property is a two storey semi detached property on the junction of Egerton Road South and Vaughan Road. The area is predominately residential.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Erection of a part single, part two storey side and rear extension, erection of a front porch including new roof over existing front bay and erection of a single storey double garage to the rear.

Consultations & Notification Responses

One neutral comment stating that the side extension seemed a bit wide.

One comment received from a neighbouring property concerned that the proposal may result in a loss of light to their property.

Issues

Policies

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's

requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

The Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 – sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment. The proposal will contribute to maintaining the area as a neighbourhood of choice by allowing the school to accommodate a spike in the number of children presenting for admission at primary level.

Policy DM1 (Development Management) covers issues which need consideration including:
Appropriate siting, layout, scale, form, massing, materials and details
Effects on amenity
Accessibility
Vehicular access and car parking

Issues

Impact on the property and appearance in the street scene

It is considered that the scheme as amended for the part single, part two storey side and rear extension, erection of a front porch including new roof over existing front bay and erection of a single storey double garage to the rear would be acceptable, when viewed from the street scene.

The extension to the side which would be visible on the junction has been set back to be subservient and steps in substantially in line with the existing rear building line. A similar approval was granted to the property on the opposite corner at no. 52 Egerton Road South.

The porch extension and the roof to the bay replicate the same detailing as on the attached semi detached property.

The detached garage proposed would be set back in line with the building line of property on Vaughan Road, constructed utilising materials to match the existing house. The gardens of the property to the north is separated from the proposed garage by a substation access and the structure would not adversely impact upon the residential amenity of any neighbouring property.

Therefore, the proposal would not negatively impact upon the visual amenity of the area and as such complies with policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Design

The proposed extensions and garage are to be constructed utilising material to match the existing materials on the house. The extensions have been designed to be subordinate and are considered to be respectful of the host dwelling.

Residential Amenity

A neighbouring property has objected on the grounds that the works would result in a loss of light to their property. The projecting first floor element would not project disproportionately and would be set away from the shared boundary with the neighbouring property.

The extensions to the rear would be located to the west of the neighbouring property on the north side of the property and would not lead to an undue loss of light to any neighbouring property by virtue of the property orientation and relationship of the proposal to the neighbouring property. The developments would not provide any further overlooking than from the existing property, subject to a condition requiring obscure glazing to a bathroom window.

It is not considered that the extension proposals would not create an overly dominant feature or have an overbearing impact to the detriment of the amenity of the occupiers of neighbouring property. The proposed development therefore complies with the provisions of policy DM1 of the Core Strategy.

Highways

The scheme affects the current parking space to the site frontage. This provision will be accommodated in the garage to the north of the site accessed from Vaughan Road. The development would not have an impact upon the road network greater than the current arrangement on site.

Bins

Bin storage would be accommodated in the rear garden.

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 application was determined in a positive and proactive manner. Revised plans were sought to overcome concerns and it is now considered that the scheme is acceptable.

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:

Proposed Garage Floor Plans and Elevations 111 Rev A

Received 27th July 2020

Location Plan, Existing and Proposed Site Plans 001 Rev D
Existing and Proposed Floors Plans and Elevations 110 Rev D

Received 24 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.

4) Prior to occupation of the development hereby approved the first floor window to the east elevation of the rear extension shall be obscurely 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

List of properties notified on Uniform

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) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH