

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127556/FH/2020
Date registered valid: 3 August 2020
Proposal: Erection of a two-storey side and single storey rear extension to form additional living accommodation following demolition of existing rear extension and garage
Address: 29 Hurstville Road, Manchester, M21 8DJ
Ward(s): Chorlton Park Ward
Applicant: Mr Haikney, 29 Hurstville Road, Manchester, M21 8DJ
Agent (if any): Mr David Denton, Broadoak Lane, WA16 6JT
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 1 October 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: 6 August 2020 Expired: 27 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

The application site is a 2^{1/2} storey early C20 Arts and Crafts style dwelling situated on the western side of Hurstville Road at the junction with Redland Crescent in the Chorlton Park ward.

The property is of traditional red brick and render construction with a catslide gable roof to the front and a higher Dutch hipped roof to the side. There is an attached garage at the side and a single storey side / rear extension on the north-western corner of the building. Off road parking is available in front of the garage and there are gardens to the front, side and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area comprises a similar typology of Arts and Crafts style houses just south of the Chorltonville conservation area. Beyond Redland Crescent to the west is the Mersey Valley at Hardy Farm and to the south is Hardy Lane with Metrolink connections to Manchester city centre, the airport and East Didsbury.

Description of development

Erection of a two-storey side and single storey rear extension to form additional living accommodation following demolition of existing rear extension and garage.

The application represents a small amendment to the approved application 126855/FH/2020, the difference being the single storey element of the proposal at the rear extends to the common boundary with the adjoining occupier.

The extension provides a garage, utility room and extended kitchen-dining space at ground floor and additional bedroom at first floor.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Environmental Health - Gas condition recommended:

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill had pursuant to policy EN18 of the Manchester Core Strategy.

Issues

Policies DC1 of the Unitary Development Plan

Policies SP1, DM1, T2, EN18 and EN19 of the Manchester Core Strategy

Principle

The application proposes extensions to a residential property to provide additional living accommodation. Saved UDP policy DC1 caters for changing household needs provided that there are satisfactory impacts on residential and visual amenity, car parking and bin storage.

Residential amenity

The impacts on residential amenity are considered to be acceptable for this proposal. 2-storey development is proposed at the side where the property sits on a corner of the road. Consequently, there are no neighbours adjoining or adjacent who would be impacted by this element of the development.

The dwelling at present has windows across all 3 elevations at the side; these would be reduced to a window for the proposed ground floor garage and a door and window to the proposed ground floor utility room / extended kitchen-dining room. As these would all be contained well within the site boundary and some distance from the nearest property, there is no risk of overlooking.

At the rear, the single storey extension proposes a depth of 2.7 metres, height to eaves of 2.4 metres and maximum height at the rear wall of 3.7 metres to create additional kitchen-dining room space. Given the short depth of this extension and its sloping monopitch roof, there would be little impact on the adjoining occupier at No.27 who is south of the application site. This element of the proposal is a slight amendment to the scheme already approved in 2020, the difference being the single storey element now extends across the full width of the rear elevation to the common boundary.

Large patio doors are proposed on the rear elevation only plus a series of rooflights so there is no risk of overlooking.

Visual amenity

Visually, the proposal will be obvious within the street scene particularly due to being on the corner of two streets. However, the extension, which provides an additional bedroom, is

designed to key into the original dwelling having the same 5 metre eaves height, and elevations and materials to match the existing.

Although the extension is relatively wide at 4.2 metres, it is proportionate to the 6.4 metre width of the original house and has no projection beyond the rear wall. This element of the proposal has already been approved in the July 2020 application.

It also has a relatively shallow depth, also 6.4 metres which will sit comfortably within the mass of the original dwelling which has a depth of 9.1 metres, when viewed from the street.

As the original dwelling is relatively tall, the scale and massing of the extension will be off-set by the 1.7 metre deep first floor set-back and ridge which sits 0.6 metres below the original which creates an impression of subservience.

The roof profile keeps the Dutch hip profile of the original so there is no loss of character in this regard.

In terms of the wider character, building line between the site and No.1 Redland Crescent to the rear of the site is irregular, a characteristic which is a feature of this section of the estate particularly to the north and west. The siting of the extension partially covers the footprint of the existing garage and part-wraparound side/rear extension which set a precedent for the proposal whilst at the side, the development leaves a gap to the boundary of 2 metres which gives sufficient clearance to avoid creation of an overbearing impact.

Car parking

As the proposal re-provides a garage and there is no development forward of the building line, there would be no loss of off-road parking as a result of any approval.

Bin storage

The retained gap to the side enables bins to be stored at the side or rear as at present without any undue loss of amenity.

Other matters

The proposal was subject to assessment by Environmental Health who have recommended inclusion of a gas membrane condition on 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 and the drawings; RESI 02 received by the City Council as Local Planning Authority on the 24 July 2020, and, 356-RESI 01, 356-RESI 02 and 6 x photos all received by the City Council as Local Planning Authority on the 3 August 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) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy.

4) 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.

Appendix 1 – List of consultees & neighbours notified

4 Redland Crescent, Manchester, M21 8DL
3 Redland Crescent, Manchester, M21 8DL
2 Redland Crescent, Manchester, M21 8DL
1 Redland Crescent, Manchester, M21 8DL
31 Hurstville Road, Manchester, M21 8DJ
27 Hurstville Road, Manchester, M21 8DJ
36 Hurstville Road, Manchester, M21 8DH
34 Hurstville Road, Manchester, M21 8DH
32 Hurstville Road, Manchester, M21 8DH

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH