

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126898/FH/2020
Date registered valid: 19 May 2020
Proposal: Erection of a two storey side and single storey rear extension together with installation of a rear dormer with associated roof alterations to provide additional living accommodation
Address: 36 Albemarle Road, Manchester, M21 9HZ
Ward(s): Chorlton Ward
Applicant: Ms A Alexis Campbell, 36 Albemarle Road, Manchester, M21 9HZ
Agent (if any): Mr C Oliver, 24 Meadway, Stockport, SK7 1LA
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 16 July 2020



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: Photos received with application

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 21 May 2020 Expired: 11 June 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached red brick dwellinghouse with a hipped roof and bay windows. The property features an original kitchen outrigger, existing rear conservatory and side carport/structure and the plot includes a front garden, driveway, rear garden and detached outbuilding.

Description of area

Albermarle Road in Chorlton is residential in nature and features a mixture of terraced and semi-detached red brick family dwellinghouses. The character of the area has changed over time as many properties feature large extensions and alterations.

Description of development

The applicant wishes to demolish the existing single storey extensions and build a two storey side and single storey rear extension, along with a rear box dormer, to provide additional living accommodation in the form of two additional ensuite bedrooms, a playroom, utility and study.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments or objections received

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2018)

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a two storey side and single storey rear extension and installing a rear box dormer, to provide additional living space for a family is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey rear aspect, facing north-east, would project 3m, spanning the full width of the house and side extension at 8.6m, with an eaves height of 2.3m and a maximum height of 3.5m. The two storey side aspect would have a width of 2.25m, with a depth of 7m and a roof height 0.4m lower than the original roof, coming flush with the rear of the house and featuring a setback from the principal elevation of 1m. The rear aspect would be sited along the boundary with the adjoining semi, No.34, and the side aspect would be sited 0.75m from No.38. The dormer would be sited within the main rear slope, projecting 3.8m with a width of 5.8m, a height of 2.5m and a resulting volume of 27.55 cubic metres. These works would be facilitated by a hip to gable roof alteration, much like No's 32, 40, 42, and 44 Albemarle Road. Originally the proposal was to have a 0.5m setback, which the agent counted at 1m due to the bay window, therefore it was negotiated to be 1m from the principal elevation to ensure subservience and to avoid a terracing effect. The depth of the rear extension accords with that which is stipulated within policy DC1 (of 3.65m) and this aspect could be built under permitted development, as could the box dormer. The side extension is considered subservient to the main house in terms of both width and height and is sited appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including red brickwork and concrete roof tiles and white uPVC windows/doors, with matching hanging tiles to the dormer face and cheeks. The side elevation would contain 3no high level windows, the ground floor rear would feature a set of bi-folding doors opening onto the garden, with 2no rooflights above. The side extension would feature a window at each floor in both the front and rear elevation, as standard. Similar extensions can be seen at several other houses on this block alone, with the neighbour either side of the application site boasting their own two storey side and single storey rear extensions. The side extension would be visible from the public highway and therefore would feature within the street scene, however as the proportions, design and materials are in-keeping with the original property and appear very similar to those at No.32, 34 and 38 Albemarle Road (see satellite image), the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Residential amenity – As the gardens face north-east along this road and both the adjoining semi, No.34, and adjacent property No.38 already feature similarly scaled extensions to the side and rear, it is not considered that either would experience a loss of sunlight or outlook. The side elevations are blank at first and second floor and the dormer windows will overlook a communal allotment area, therefore a loss of residential privacy is also not deemed an issue. Due to the scale and orientation of the proposal and the precedence in the area of similar works, it is not considered that the proposal would cause undue harm to residential amenity and in addition to this, no objections were received from local residents.

Parking and refuse – A gap of 0.75m will be retained along the side of the extension, therefore refuse bins may remain stored at the rear out of site. Although the carport structure will be demolished, the driveway will remain unaffected, therefore the refuse storage and off-street parking accords with policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the following conditions.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings:

- Proposed Elevations
- Proposed Ground Floor Plan
- Proposed First Floor Plan
- Proposed Loft Plan

All stamped as received by the City Council as Local Planning Authority on the 15th July 2020.

Reason - To ensure 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 shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form.

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) The development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. Before the development commences, appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority.

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 policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

18A Vicars Road, Manchester, M21 9GY
38 Albemarle Road, Manchester, M21 9HZ
34 Albemarle Road, Manchester, M21 9HZ
41 Albemarle Road, Manchester, M21 9HX
39 Albemarle Road, Manchester, M21 9HX

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
Area Team Boundary - Name: SOUTH