MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126566/FH/2020
Date registered valid:	4 May 2020
Proposal:	Demolition of existing side extension together with elevational alterations including formation of a new doorway to side bay and replacement windows, partial external insulation and rendering of side elevation
Address:	23 Range Road, Manchester, M16 8FS
Ward(s):	Whalley Range Ward
Applicant:	Mr Stephen Gingell 23 Range Road, Manchester, M16 8FS
Agent (if any):	Mr Simon James Simon James Arq Ltd Flat 1 , 346 Barlow Moor Road, Manchester, M21 8AY
Case officer:	Dave Morris Tel: 0161 600 7924 Email: d.morris@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	26 June 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: None undertaken due to Covid 19 pandemic. Site photographs supplied by applicants agent.

Standard consultations:
Printed: 5 May 2020 Expired: 26 May 2020

Neighbour notifications
Printed: 5 May 2020 Expired: 26 May 2020

Site notice
Posted: 13 May 2020 Expired: 3 June 2020

Press advert
Published: 12 May 2020 Expired: 2 June 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to a large two storey semi detached villa within the Whalley Range conservation area. The property has a basement and accommodation in the roof void. There is a two storey bat at the front and an original dormer on the front roof slope. There is a two storey plus basement bay at the side elevation and a ground and first floor bay at the rear. There is a ground floor and basement extension with a flat roof on the side elevation. The basement of the extension is a garage.

The building is constructed on pale buff brick to the front with common bricks for the side and rear. The extension has a front elevation of yellow brick and brown brick to the side and rear.

There are large gardens to the front and rear. The property is a single family dwelling. The bins are currently stored on the drive in the front garden

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order:

Description of area

The property is located in a predominantly residential area, with residential properties to either side and to the front and rear.

Description of development

Consent is sought for a package of works to the property.

The existing side extension will be demolished.

On the front elevation a frameless glass balustrade would be added to the existing dormer.

On the rear elevation a set of bi-folding doors would be added at basement level.

On the side elevation the area exposed by the demolition of the existing extension and the basement level would be externally insulation and then rendered using a natural coloured render. A new secondary entrance would be added in the existing bay at basement level. A new window would also be provided at basement level. An existing ground floor door accessed by a flight of steps would be replaced with a full height window and the steps demolished. A canopy, of unspecified design would be positioned above the new side entrance.

Two enclosures, each capable of accommodating two bins would be positioned either side of the new path created at the side of the property. Finally a sunken terrace 600 mm deep would be created at the rear of the property.

Consultations & Notification Responses

Local Residents

One letter has been received supporting the proposed development, which will serve only to enhance this wonderful Victorian property within the context of the Whalley Range conservation area.

Policy

Core Strategy

The relevant Core Strategy policies are DM1 and EN3

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy EN3 seeks to protect the City's heritage assets from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC18 which seeks to ensure that developments preserve or enhance the character of the conservation area.

Issues

Principle

The proposed works affect a single family dwelling and are aimed at updating the property to meet their changing needs. It is considered that the principle of the works is considered acceptable.

Demolition

The existing extension at the side of the property does not appear to benefit from planning permission. It was designed with little regard for the architecture of the host property and the

materials used reflect poorly those in the host property. It is considered that the demolition of the extension would not adversely impact on the character of the building.

External works

The proposed balustrade to the front dormer and the bi-folding doors to the rear are minor changes that do not significantly impact on the character of the building.

The proposed windows in the side elevation reflect the existing style of window in the side elevation and bay and do not adversely impact on the appearance of the building.

The proposed insulation and render it is considered would have the greatest impact This would serve to improve the thermal qualities of the building and address any damage caused to the fabric of the original building by the construction of the extension and the demolition of the steps. Given that the limited scope of the render and it being mainly at basement level the insulation and rendering is considered acceptable.

No details are provided of the canopy and a condition is proposed requiring the approval of its design before installation.

Refuse

The proposed development makes provision for a new refuse store at the side of the property which is an improvement on the current arrangement that sees the bins stored on the drive at the front of the property.

Parking

The property would retain an off street parking space which is in line with Council practice.

Impact on the character of the conservation area

It is considered that the demolition of the existing side extension which relates poorly to the host property in terms of both its design and materials will have a position benefit to the conservation area.

Of the works to the building it is considered that the proposed render would have the greatest impact. This impact is to a degree limited in that it is primarily at basement level and therefore have limited visual impact. In addition to the benefits of the insulation the works would also improve the appearance of the gable which would have been damaged by the construction of the extension. On balance it is considered that the proposed development would cause less than substantial harm to the character of the Whalley Range Conservation Area.

Impact on amenity.

The principle impact of the development would come from the new windows. The bi folding doors in the rear elevation are partially below ground level and look down a long rear garden and are therefore unlikely to cause any privacy issues.

The basement window and door in the side elevation face the retaining wall for the adjacent properties drive which is at ground floor level. Of the window going into the ground floor level, this would be a full height window replacing a door, which could be fully glazed. On balance it is considered that there would be no significant change in privacy arising from the proposed works to the side elevation.

Conclusion

There is no change of use associated with the proposed development which tailors the house to meet the needs of the occupiers. On balance it is considered that the loss of the existing extension is on benefit and that the proposed development will improve the building contribution to the conservation area.

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 polices 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 issues arising from the consideration of this 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:
069-BR-OS1 received 23 March 2020
069-BR-AL1 received 23 March 2020
069-BR-AL2 received 23 March 2020
069-BR-AL3 received 23 March 2020
069-BR-AL4 received 23 March 2020
069-BR-AV1 received 23 March 2020
069-BR-AV2 received 23 March 2020
069-BR-AV3 received 23 March 2020

Planning statement received 23 March 2020
Heritage Statement received 14 April 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 development hereby approved shall be carried out using the materials specified in the applications forms, approved drawings and planning statement.

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 policies SP1 and DM1 of the Core Strategy.

4) Before its installation drawings showing the detailed design of the proposed canopy shall be submitted to and approved in writing by the City Council. The Canopy shall be installed in accordance with the approved drawings.

Reason To protect the character of the property and the Whalley Range conservation area pursuant to Core Strategy policies DM1 and EN3 and saved UDP policy DC18

5) The details of the approved scheme for the storage of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

Appendix 1 – List of consultees & neighbours notified

Whalley Range Conservation Area Group
Whalley Range Forum

Flat 4, 36 Range Road, Manchester, M16 8ES
Basement Flat, 32 Mayfield Road, Manchester, M16 8EU
Room 4, 30 Range Road, Manchester, M16 8ES
Room 3, 30 Range Road, Manchester, M16 8ES
Room 2, 30 Range Road, Manchester, M16 8ES
Room 1, 30 Range Road, Manchester, M16 8ES
Flat 5, 32 Range Road, Manchester, M16 8ES
Flat 2, 32 Range Road, Manchester, M16 8ES
Flat 6, 32 Mayfield Road, Manchester, M16 8EU
Flat 3, 32 Mayfield Road, Manchester, M16 8EU
Flat 3, 36 Mayfield Road, Manchester, M16 8EU
Flat 1, 36 Mayfield Road, Manchester, M16 8EU
Flat 1, 36 Range Road, Manchester, M16 8ES
34 Range Road, Manchester, M16 8ES
Flat 6, 32 Range Road, Manchester, M16 8ES
Flat 4, 32 Range Road, Manchester, M16 8ES
Flat 3, 32 Range Road, Manchester, M16 8ES
Flat 1, 32 Range Road, Manchester, M16 8ES
Flat 3, 36 Range Road, Manchester, M16 8ES
Flat 5, 32 Mayfield Road, Manchester, M16 8EU
Flat 4, 32 Mayfield Road, Manchester, M16 8EU
Flat 2, 32 Mayfield Road, Manchester, M16 8EU
Flat 1, 32 Mayfield Road, Manchester, M16 8EU
Flat 2, 36 Mayfield Road, Manchester, M16 8EU
Flat 6, 25 Range Road, Manchester, M16 8FS
Flat 5, 25 Range Road, Manchester, M16 8FS
Flat 4, 25 Range Road, Manchester, M16 8FS
Flat 3, 25 Range Road, Manchester, M16 8FS
Flat 2, 25 Range Road, Manchester, M16 8FS
Flat 1, 25 Range Road, Manchester, M16 8FS
Flat 2, 36 Range Road, Manchester, M16 8ES
21 Range Road, Manchester, M16 8FS
34 Mayfield Road, Manchester, M16 8EU
30 Range Road, Manchester, M16 8ES

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
Conservation Area - Whalley Range Conservation Area 1992
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH