

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126580/FO/2020
Date registered valid: 25 March 2020
Proposal: Erection of a first and second floor extension to the side to enlarge flats 2 and 3
Address: 21 Central Road, Manchester , M20 4YE
Ward(s): Old Moat Ward
Applicant: Mr Eddie Smith 21 Central Road , Manchester , M20 4YE
Agent (if any): Mr Peter Entwistle Pce Designs Ltd 40 Queensway Euxton, Chorley, PR7 6PW
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: l.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 13 May 2020



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: None

Standard consultations: Printed: 31 March 2020 Expired: 21 April 2020

Neighbour notifications: Printed: 31 March 2020 Expired: 21 April 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application site is a 3^{1/2} storey Victorian semi-detached property situated on the northern side of Central Road in the Old Moat ward. The property, which is a cross-gable in plan form, is of red-brown brick construction surmounted by a slate roof. The rear of the property has been extended across both storeys and has a single storey side extension towards the rear facing the gable of no.19 Central Road. There is a shared access between the two properties with parking

and bin storage at the rear. The whole of the external curtilage is concreted over.



Description of area

Central Road is situated in a residential area of similarly large scaled dwellings converted into flats. It is located 70 metres south of Burton Road close to a Metrolink tram stop, bus route to Manchester and Chorlton, local convenience and independent shops, bars and restaurants within the busy Burton Road local centre.

Description of development

Erection of a first and second floor extension to the side to enlarge flats 2 and 3.

At present each flat comprises 1 x double bedroom with bathroom. Flat 1 on the first floor also has an en-suite bathroom.

The proposal creates an additional 1 x double bedroom with en-suite in each flat and alters the internal arrangements so that each existing bedroom has an en-suite bathroom. The separate bathroom in flat 1 has been designed out of the scheme.

The planning history associated with the site relates to a 2-storey rear extension in 1980 and conversion of the dwelling into 3 flats in 1982. The extension has raised the ridge of the rear roof above the equivalent roof at no.19.

Consultations & Notification Responses

Neighbour notifications - 1 comment received:

A resident at no.21 has raised concerns with the building works associated with implementing any planning permission.

He has stated that he has no objections to the works but is concerned about vehicular access to the rear of the property. He states that all of the spaces at the rear of the building are in constant usage and if this is to be disrupted, the knock-on effect on Central Road would be huge as parking on this street is already heavily congested.

He also adds that tenants in his building pay a premium for a flat in this location with parking and that it [would be] unfair for this parking to be heavily disrupted by construction work which we receive no benefit from.

He requests that disruption to the parking at the rear is kept to a minimum.

Environmental Health – No comments received

WDRA – No comments received.

Issues

The following policies are relevant to this application:

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN19 - Waste
- o The National Planning Policy Framework (NPPF)

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

Principle

The proposal is for the extensions to a residential property to form additional living accommodation for which provision is made in saved UDP policy DC1. It is therefore acceptable in principle subject to satisfactory compliance with those policies in the development plan which relate to residential and visual amenity, parking and bin storage.

Residential Amenity

The extensions are considered to have acceptable impacts on residential amenity.

Amenity considerations relate to the introduction of a new bedroom window for Flat 2 at second floor level and bringing an existing bedroom window for Flat 1 1.4 metres closer to the side elevation of no.19.

The gap between the two elevations is 7.7metres at present which will reduce to 6.3 metres following implementation of any approval.

Although this gap is relatively small, it reflects the original pattern of gaps between this house type in the area where gable windows for at least 1 bedroom and bathrooms face each other.

The internal reorganisation of living space means that the second bedroom windows will face what are believed to be the small bathroom windows at no.19. The new window at second floor will sit at 90° to the rear-facing window at no.19, thus limiting overlooking opportunities.



The other windows are for en-suite bathrooms which would be obscurely glazed by condition on any approval.

As the infill extension is on the side, there are no concerns that it will overshadow or have an overbearing impact on the occupiers of no.19.

On this basis, it is considered that the proposal properly relates to saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Visual Amenity

The design of the infill responds appropriately to the character of the original dwelling. It is relatively modest in scale sitting behind the projecting wing of the front half of the property and on the narrow footprint of the ground floor side extension.

As the original property has accommodation in the roof space, the eaves and roof of the extension sit well below those of the original dwelling.

Because of its siting and narrow depth, the extension would only have an oblique view within the street and all materials are to match the existing.

Overall, it is considered that the extensions relate appropriately to the original dwelling and street scene and will have acceptable impacts on visual amenity, subject to a condition for materials to match as appended.

Bin storage

As no new footprint is proposed, on completion of the proposal, the occupiers would continue to enjoy the same level of access along the side and to the rear to store and manoeuvre bins, thus there is no loss of amenity space or risk of bins being stored at the front to the detriment of the street scene.

Parking

Parking is not affected by the proposed extension. Access from the front and along the side to the rear parking area would be retained as a consequence of any approval.

A concern has been raised by a tenant in the dwelling regarding a potential loss of access to the rear parking area during construction works. This would be a matter for the applicant who appears to live at the property also. A note of the tenant's concerns has been sent to the agent.

Conclusion

It is considered that the proposal will not give rise to undue overshadowing, overlooking or loss of light or privacy and that the extension relates appropriately to the original dwelling and with adequate arrangements for car parking and bin storage, in accordance with saved policy DC1 of the development plan and policies SP1 and DM1 of the Core Strategy.

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 a concern on consultation in relation to how current parking and vehicular access will be maintained during any construction phase. Whilst this is outside the scope of the application, this concern was raised with the agent for the application for the attention of the applicant.

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 Application form including Location Plan and Site Plan and the drawing PCE-Smith-March-20-Planning, received by the City Council as Local Planning Authority on the 25 March 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 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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) Before first occupation of the extensions hereby approved, the first and second floor en-suite windows shown on drawing PCE-Smith-March-20-Planning received on the 25 March 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 and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
West Didsbury Residents Association
First Floor, 24 Central Road, Manchester, M20 4ZD
Ground Floor, 24 Central Road, Manchester, M20 4ZD
Flat 6, 19 Central Road, Manchester, M20 4YE
Flat 4, 21 Central Road, Manchester, M20 4YE
20F Goulden Road, Manchester, M20 4ZF
20E Goulden Road, Manchester, M20 4ZF
20D Goulden Road, Manchester, M20 4ZF
20C Goulden Road, Manchester, M20 4ZF
20B Goulden Road, Manchester, M20 4ZF
20A Goulden Road, Manchester, M20 4ZF
Flat 3, 20 Central Road, Manchester, M20 4ZD
Flat 4, 22 Central Road, Manchester, M20 4ZD
Flat 3, 22 Central Road, Manchester, M20 4ZD
Flat 2, 22 Central Road, Manchester, M20 4ZD
Flat 1, 22 Central Road, Manchester, M20 4ZD
21 Central Road, Manchester, M20 4YE
Flat 5, 19 Central Road, Manchester, M20 4YE
Flat 4, 19 Central Road, Manchester, M20 4YE
Flat 3, 19 Central Road, Manchester, M20 4YE
Flat 2, 19 Central Road, Manchester, M20 4YE
Flat 1, 19 Central Road, Manchester, M20 4YE
Flat 2, 21 Central Road, Manchester, M20 4YE
Flat 1, 20 Central Road, Manchester, M20 4ZD
Flat 1, 18 Goulden Road, Manchester, M20 4ZF
23 Central Road, Manchester, M20 4YE
19 Central Road, Manchester, M20 4YE
24 Central Road, Manchester, M20 4ZD
Flat 3, 23 Central Road, Manchester, M20 4YE
Flat 2, 23 Central Road, Manchester, M20 4YE
Flat 1, 23 Central Road, Manchester, M20 4YE
Flat 3, 21 Central Road, Manchester, M20 4YE
Flat 2, 20 Central Road, Manchester, M20 4ZD
Flat 3, 18 Goulden Road, Manchester, M20 4ZF
Flat 2, 18 Goulden Road, Manchester, M20 4ZF
20 Goulden Road, Manchester, M20 4ZF
16 Goulden Road, Manchester, M20 4ZF
Flat 1, 21 Central Road, Manchester, M20 4YE

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