MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	126338/FH/2020
Date registered valid:	25 February 2020
Proposal:	Erection of a single storey rear extension to form additional living accommodation with raised terrace and steps to rear
Address:	57 Bamford Road, Manchester, M20 2QP
Ward(s):	Didsbury West Ward
Applicant:	Mr J McAndrew, 30 Bamford Road, Didsbury, Manchester, M20 2QP
Agent (if any):	Mr Simon Miles, S R Miles Ltd, 28 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: t.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 April 2020

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	Printed: 27 March 2020 Expired: 17 April 2020
Neighbour notifications	Printed: 27 February 2020 Expired: 19 March 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 site comprises a two storey end terraced property in the Didsbury West ward area of Manchester. A ginnel separates this property and the next line of terrace properties along Bamford Road. The front provides double gable fronted bay windows with recessed entrance, The front of the property is open plan with hardstanding and small brick shared boundary wall.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in character.

Description of development

The applicant is seeking consent for the erection of a single storey rear extension to form additional living accommodation with raised terrace and steps to rear

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

High Speed Two (HS2) Limited – No comments, objections or representations in respect of this application were received.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance.
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 DM 1 - Development Management
o Policy EN 19 - Waste Management
o Policy SP1 - Spatial Principles
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 principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The applicant proposes to erect a single storey rear extension to form additional living accommodation with raised terrace and steps to rear. The rear of the property currently has an 'L' shape with an existing two storey rear outrigger. The extension would infill the rear of the property making the rear element flush across the back wall. The projection would be 2.0 metres on the adjoining boundary with no. 55 Bamford Road measuring 5.0 metres approximately on the opposite side not extending beyond the side wall of the house and retaining a gap to the shared boundary with no. 59 Bamford Road.

The roof would be a mono pitch sloping roof with four roof lights. Fenestration would be a window on the side with bi folding doors on the rear. Given the height of the proposal, a condition for obscure glaze has been attached to reduce the potential to overlook or provide loss of privacy to the occupiers of no. 59 Bamford Road.

In addition the applicant proposes a raised terrace which will lead off the rear extension extending across the rear of the property to height of approximately 1.0 metre with steps down into the rear garden area. The City Council raised concerns to overlooking provided by the rear terrace. The agent, applicant amended the scheme to provide 1.8 metre high timber privacy screens on either side of the terrace running the length of the terrace.

It is not considered that the proposal would provide a detrimental impact upon the existing living conditions of the occupiers of the adjoining or surrounding properties in the area.

In terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and Mass

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use brick and tile to match the existing as specified in the application form. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Refuse Storage

Refuse storage is unaffected by this proposal which accords with Core Strategy Policy EN19.

Parking

The existing car parking arrangements are unaffected by this proposal, a driveway is still retained at the front of the property.

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:

Article 35 Declaration

Positive and proactive working - 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. No significant problems have arisen during 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:

Received via email on 31st March 2020 numbered 20 202 PL200 rev A Proposed Plans and Elevations

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 hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation facing no. 59 Bamford Road 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.

5) The privacy screens as detailed within the submitted drawings numbered 20 202 PL200 rev A Proposed Plans and Elevations shall be installed and be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

59 Bamford Road, Manchester, M20 2QP
55 Bamford Road, Manchester, M20 2QP
34 Bamford Road, Manchester, M20 2GW
17 Spath Road, Manchester, M20 2QT
15 Spath Road, Manchester, M20 2QT
36 Bamford Road, Manchester, M20 2GW

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
HS2 Phase 2b Safeguarding Zones - HS2 Phase 2B Safeguarding Zones (July 2017)
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH