List No. 14

Didsbury West Ward	Application Number	Date of Appln	Committee Date
	086416/FH/2008/S2	22nd Apr 2008	29th May 2008

Proposal Erection of single storey rear extension and first floor front extension to form additional living accommodation

Location 23 Westmorland Road, Didsbury, Manchester, M20 2UB

Applicant Mrs J McLevey, 23 Westmorland Road, Didsbury, Manchester, M20 2UB

Agent Mr A Gilbert 403 Parrs Wood Road, Didsbury, Manchester, M20 5WA

Description

The application relates to a two storey semi-detached house on Westmorland Road. The area is residential in nature and the application property is located on an established residential street. To the north of the site is no. 21 Westmorland Road (the adjoining property), to the south is no. 41 & 43 Harefield Drive, to the east are the rear gardens of properties on Granville Gardens and to the west is no. 24 Westmorland Road.

The proposal is for a first floor front extension and single storey rear extension. This proposal is a resubmission of a previously approved scheme that has been scaled down in size and has had the side element of the single storey side / rear extension removed. The first floor extension does not extend beyond the existing front elevation of the existing property and has incorporated existing features in the detailing such as replicating the circular window and the indenting of the brickwork. The single storey rear extension has a footprint of 2.5 metres deep by 3.3 metres wide. The extension is also set away from the adjoining property sited north of the application site by over 3 metres.

The application is placed before committee as the applicant is a City Council Officer.

Consultations

Local Residents – Occupiers of properties surrounding the application site were notified of the application and no representations have been received

Issues

The Unitary Development Plan for Manchester

There are no site specific references to the application site within the UDP and the proposal is considered to be acceptable as it would be consistent with UDP Policies DC1.1 and DC1.2 ‘Residential Extensions ‘ and H2.2 ‘Housing’.

Residential Amenity – The proposal will not adversely affect the residential amenity of neighbouring occupiers, especially the occupiers of the adjoining property no. 21 Westmorland Road. This is due to the proposal being single storey only and therefore the size and massing of the proposal will not be excessive. The distances maintained between the proposal and neighbouring properties and the fact that there are no habitable room windows affected means that the proposal will not adversely affect the current level of residential

amenity afforded by neighbouring properties. The proposal is therefore considered to be acceptable in terms of residential amenity.

Visual Amenity - The design of the first floor front extension will complement the existing property due to it replicating features that are already present. The single storey rear extension is acceptable in terms of scale and massing. The proposal is situated to the rear and will therefore have a minimal visual impact on the original property when viewed from the public realm. The proposal is therefore considered to be acceptable, as it has no adverse impact on the existing property or the streetscene of which it forms part.

Materials - The materials for the extension shall match those present on the existing dwelling.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation APPROVE

APPROVE - on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise.

Policy H2.2 states that the Council will not normally allow development which will have an unacceptable impact on residential areas. It is not believed that the proposed development will have a detrimental impact in terms of noise, vibration, traffic generation, road safety and air pollution or through its scale and appearance.

Policy DC1 states In determining planning applications for extensions to residential properties, the Council will have regard to the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs; the overall appearance of the proposal in the street-scene; the effect of the loss of any on-site car parking.

List No. 14
Conditions and/or Reasons

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 unless otherwise agreed in writing by the City Council as Local Planning Authority: Plans date stamped as received 9th April 2008 .

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC1 and H2.2 of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 DC1 and H2.2 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 086416/FH/2008/S2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

1 & 3 Granville Gardens, Manchester, M20 2SX
21 Westmorland Road, Manchester, M20 2UB
39 to 45 (odd)Harefield Drive, Manchester, M20 2SZ
22 to 34 (even) Westmorland Road, Manchester, M20 2TA

No representations were received from any third parties:

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