

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141456/FH/2024

Date registered valid: 12 November 2024

Proposal: Erection of a single storey side and rear extension following demolition of existing single storey outrigger and detached garage.

Address: 23 Lindsay Road, Manchester, M19 2JE

Ward(s): Burnage Ward

Applicant: Gill Biddle & Ross Phillips

Agent (if any): Tomislav Vuletic, Flocc Studio Ltd

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06/01/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18/12/2024

Standard consultations:

Printed: 14 November 2024

Expired: 5 December 2024

Neighbour notifications

Printed: 14 November 2024

Expired: 5 December 2024

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 application relates two-storey semidetached class C3 dwellinghouse on Lindsay Road. The property is red brick at ground floor and white render on first floor, with terracotta roof tiles and green painted frames and gable end detailing. The property is on a corner plot and features a wraparound garden, hardstanding for vehicle parking, detached garage and part brick part hedge boundary treatment.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Lindsay Road is a residential street within the Burnage Ward. The area is predominantly residential in terms of its character, comprising of mostly semi-detached and detached residential dwellings. The site is in close proximity to Rodney Fields Park, Acacias Primary School and Levenshulme Secondary School with shops and services at the nearby Fallowfield District Centre.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension to provide additional living accommodation.

Consultations & Notification Responses

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

Principle

The submitted application is for the erection of single storey side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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

Sitting, Scale and Mass

The proposed extension would be single storey and wrap around the side and rear of the property, it would feature a pitched roof with a maximum height of 3815mm, sloping down to 2655mm at the eaves. The extension would project out to the rear by a maximum of 2920mm and to the side by 5278mm leaving gaps of 5.6m to the boundary with no.4 Devon Avenue, 1.75m to Paignton Avenue, 140mm to no.2 Devon Avenue

Although the proposed rear extension is large in scale, it is not more than 50% of the floor space of the existing house or garden. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity

Given that the extension would be single storey with a maximum roof height 3815mm sloping down to 2655mm towards the eaves and as the property is positioned on the corner with the neighbouring houses on Paignton Avenue being set back significantly, it is considered that the proposal should not cause issues associated with excessive overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

There are 2no. windows proposed on the side elevation that faces towards Paignton Avenue, 3no. doors proposed on the front elevation, and large glazed sliding doors and 2no. windows proposed on the rear elevation. It is not anticipated that the proposed doors or windows would cause any privacy issues for the residents or neighbours.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity

The proposed extension would be built of brickwork and roof tiles to match the existing dwellinghouse. Its side elevations would feature two full length windows, whilst its rear elevation would feature a set of sliding glazed doors and two windows. Its front elevation would feature period style doors to match the front of the property.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. The proposal would be visible within the street scene; however, the use of matching materials and subservient scale means it should have a minimal impact upon the visual amenity of the area and should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor

Parking

The parking would be moved from Paignton Avenue to Lindsay Road to create more rear garden space. The same number of parking spaces would be retained, highways have no objection to the proposal.

Waste Storage

The storage of refuse bins would not be affected by the proposal.

Conclusion

Given the above issues, it is considered that the proposed side and rear extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – Location Plan, Proposed Elevations and Plans – 6th November 2024 – Ref: W D 2.2

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Highway Services

32 Lindsay Road, Manchester, M19 2JE
38 Lindsay Road, Manchester, M19 2JE
34 Lindsay Road, Manchester, M19 2JE
4 Devon Avenue, Manchester, M19 2JH
1 Devon Avenue, Manchester, M19 2JH
3 Devon Avenue, Manchester, M19 2JH
2 Devon Avenue, Manchester, M19 2JH
36 Lindsay Road, Manchester, M19 2JE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA