

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140774/FH/2024

Date registered valid: 12 November 2024

Proposal: Erection of a single storey rear extension, single storey front porch and detached rear outbuilding following demolition of existing

Address: 49 Delacourt Road, Manchester, M14 6BU

Ward(s): Old Moat Ward

Applicant: Mrs Agnieszka Pralet

Agent (if any):

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 January 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 November 2024

Standard consultations: Printed: 13 November 2024

Expired: 4 December 2024

Neighbour notifications: Printed: 13 November 2024

Expired: 4 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

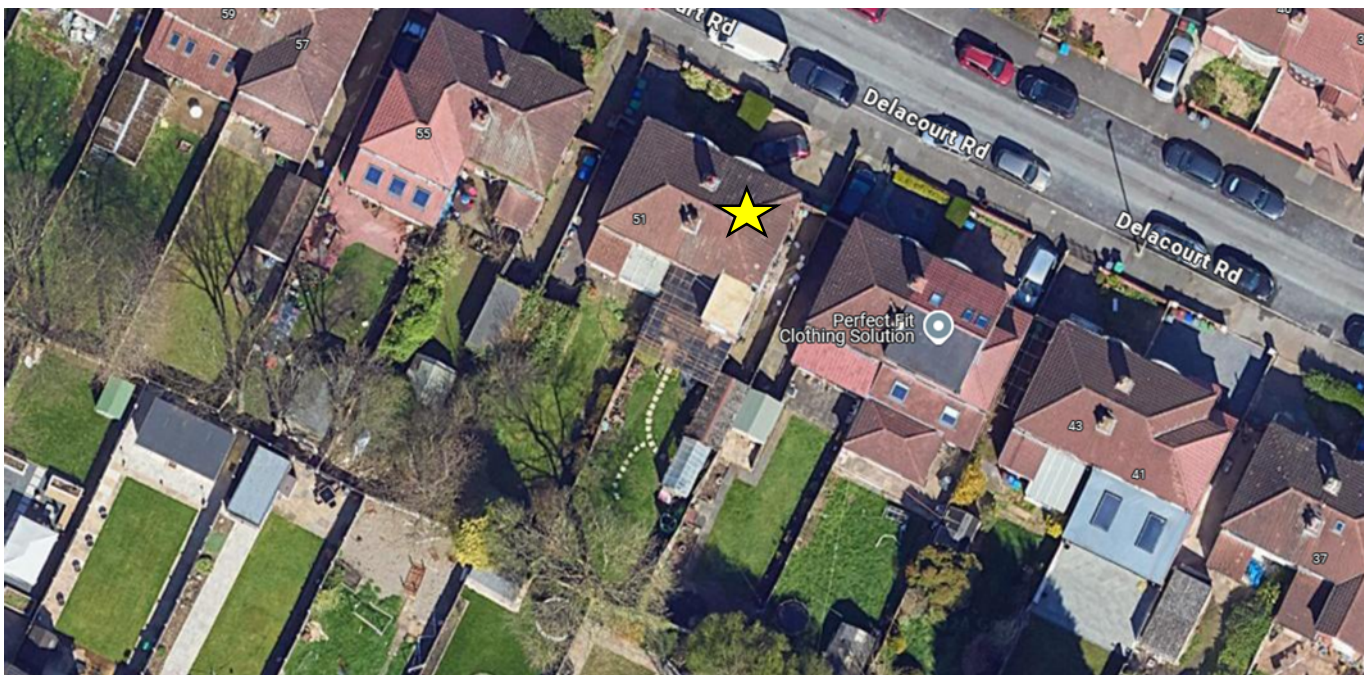
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features a mixture of white-painted timber and white uPVC-framed windows, included a rounded two-storey bay to the front, a front porch canopy, a paved front driveway bordered by mid-level timber fencing, a two-storey rear extension (with a flat roof), a timber canopy to the rear, and two detached outbuildings situated within a spacious rear garden.







Description of area

Delacourt Road is a residential street situated within the Old Moat ward of Manchester, close to Fallowfield cycling loop, Old Moat Park, and Fallowfield Bowling & Lawn Tennis Club. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension, single storey front porch and detached rear outbuilding following demolition of existing.

Planning history

No previous history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Flood Risk Management – made no objection to the proposal, however, recommended that the LPA consult the Environmental Agency for further advice as the proposal is situated less than 20m from a culverted main river on the south site boundary.

Environmental Agency – made no objection to the proposal, requesting a condition relating to the development being carried out in accordance with the submitted flood risk assessment proforma be attached.

Policies

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

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2024)

- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted proposed plans and elevations

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey rear extension, a single storey front porch and detached rear outbuilding to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey rear extension would be sited at the back of the property, adjoining the existing two-storey extension, replacing the existing canopy sheeting. It would project 3m rearwards from the host dwellinghouse, with a width of 3.136m, pitched roof height of 3.607m, and an eaves height of 2.564m. A gap of 0.15m would be maintained to the boundary shared with No.51 Delacourt Road.

The front porch extension would project 1.2m frontwards from the host dwellinghouse, with a width of 2.474m, dual pitch roof height of 3m and an eaves height of 2.1m. A gap of 2.215m would be maintained to the boundary shared with No.47 Delacourt Road and a gap of 3.359m would be maintained to the boundary shared with No.51 Delacourt Road.

The outbuilding would be sited within the property's rear garden, adjacent to the boundary shared with No.47 Delacourt Road. It would measure to 2.57m in length/depth, 6m in width, with a dual pitch roof height of 2.781m and an eaves height of 2.228m. A gap of 0.15m would be maintained to the boundary shared with No.47 Delacourt Road

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appearance and visual amenity – the submitted application form and proposed drawings indicate that the developments would be built of brickwork to match the existing dwellinghouse, with grey concrete roof tiles, and grey uPVC windows and doors.

The rear extension would feature blank side elevations, a set of sliding doors to the rear and 1no. skylight to its roof slope. The front porch extension would feature blank side elevations, 2no. windows and 1no. inward-opening door to the front, and blank roof slopes. The outbuilding

would feature 1no. inward-opening door to its northern/northeastern elevation, a blank eastern/southeastern elevation, a blank southern/southwestern elevation and 2no. windows and 1no. inward-opening door to its western/northwestern elevation.

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. Sited at the front and rear of the property, elements of the proposal would be visible within the street scene, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the developments do not form prominent visual features. 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 developments therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

Residential amenity – given that the rear extension would be single storey with a maximum roof height of 3.607m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given that the front porch extension would be single storey with a maximum roof height of 3m, it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

The detached outbuilding is also not considered to cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area, on account of its single storey nature, maximum height of 2.781m, and replacement of an existing outbuilding of a similar scale and massing. Moreover, its neighbour-facing windows/doors would be sited a sufficient distance away from the plot's boundary and should therefore avoid compromising the privacy of neighbouring occupiers.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the proposal would reduce the dimensions of the property's existing driveway slightly (with the installation of a front porch), however, it is considered that sufficient space for at least one vehicle would be retained, though this would be tight. Furthermore, it is considered that it would be unreasonable to refuse the application on the basis of it reducing the parking provisions of the site given the strong existing precedent for front porch extensions (and resultant reduced driveways) along this street.

Flood Risk Management – made no objection to the proposal, however, recommended that the LPA consult the Environmental Agency for further advice as the proposal is situated less than 20m from a culverted main river on the south site boundary.

Environmental Agency – made no objection to the proposal, requesting a condition relating to the development being carried out in accordance with the submitted flood risk assessment proforma be attached.

Use – in their email correspondence dated to the 25th November 2024, the applicant confirmed that the proposed outbuilding would be utilised as a garage with an incidental use to the host dwellinghouse. This has been conditioned accordingly.

Other matters – the proposal also includes the following elevational alterations:

- Front elevation: none.
- Eastern/southeastern side elevation: the 2no. existing ground floor windows would be replaced with horizontal counterparts. The existing first-floor window would be replaced with 2no. vertical counterparts.
- Rear elevation: the existing ground floor window and door of the two-storey extension would be bricked up.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies DM1 and SP1 of the Manchester Core Strategy and chapter 12 of the National Planning Policy Framework.

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) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13328379', stamped as received by the City Council as Local Planning Authority on the 12th November 2024.

'Existing & Proposed Plans & Elevations', numbered '1052/24 REV A', stamped as received by the City Council as Local Planning Authority on the 12th November 2024.

'Sections & Specification', numbered '1053/24', stamped as received by the City Council as Local Planning Authority on the 14th August 2024.

Applicant email correspondence, containing materials details, stamped as received by the City Council as Local Planning Authority on the 26th November 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those specified on the submitted application form and approved documents, including brickwork to match the existing dwellinghouse.

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 extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as No.49 Delacourt Road, M14 6BU. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with policies DM1 and SP1 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with the submitted 'flood risk assessment data' and 'minor extension flood risk assessment proforma', stamped as received by the City Council as Local Planning Authority on the 12th November 2024, which includes details of the following mitigation measures:

- Finished floor levels shall be set no lower than existing floor levels.

These mitigation measures shall be implemented and be in place prior to the first use/occupation of the development and shall be so maintained and retained at all times thereafter.

Reason - To reduce the risk of flooding to the proposed development and future occupants, pursuant to policy EN14 of the Manchester Core Strategy and policy JP-S4 of Places for Everyone.

Informatives

1) The proposal (extension/outbuilding/porch) is 'Minor Development' class as defined by Standing Advice. The Site is in Flood Zone 3.

Records indicate the proposal is <20m from a culverted main river (on the south site boundary).

2) The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

140 Mauldeth Road West, Manchester, M20 1AD
48 Delacourt Road, Manchester, M14 6BX
44 Delacourt Road, Manchester, M14 6BX
51 Delacourt Road, Manchester, M14 6BU
47 Delacourt Road, Manchester, M14 6BU
142 Mauldeth Road West, Manchester, M20 1AD
46 Delacourt Road, Manchester, M14 6BX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Area Team Boundary - Name: SOUTH AREA