MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140548/FH/2024
Date registered valid:	17 July 2024
Proposal:	Erection of a single storey side and rear extension together with the installation of a rear dormer to provide additional living accommodation.
Address:	37 Claude Road, Manchester, M21 8BZ
Ward(s):	Chorlton Park Ward
Applicant:	Mr Ramsden
Agent (if any):	Mr Craig Ronson, Ronson Building Design Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**04 September 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 August 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 5 August 2024 Expired: 27 August 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 mid-terraced C3 dwellinghouse of cream and redbrick with a grey slate dual pitch roof. The property features white timber-framed windows, including a ground-floor bay to the front, a front porch canopy, a modest garden and lightwell bordered by a mid-level redbrick wall with original gateposts, a two-storey rear outrigger, and a modest rear garden.









Description of area

Claude Road is a residential street situated within the Chorlton Park ward of Manchester, close to Beech Road Park, Barlow Moor Road (A5145), and Chorlton Park. 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 side and rear extension together with the installation of a rear dormer to provide additional living accommodation.

Planning history

No previous history.

Consultations & Notification Responses

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

Policies

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

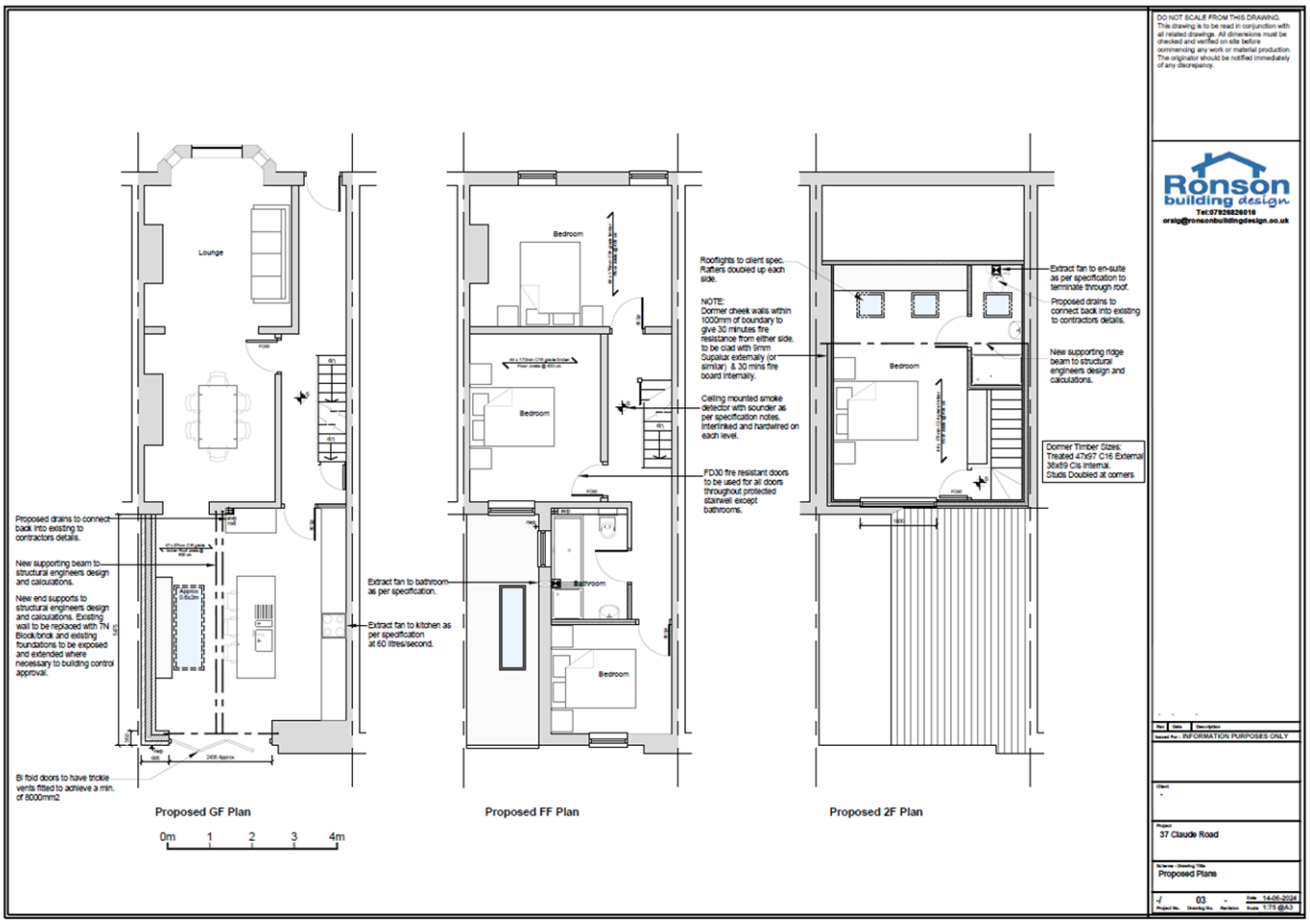
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

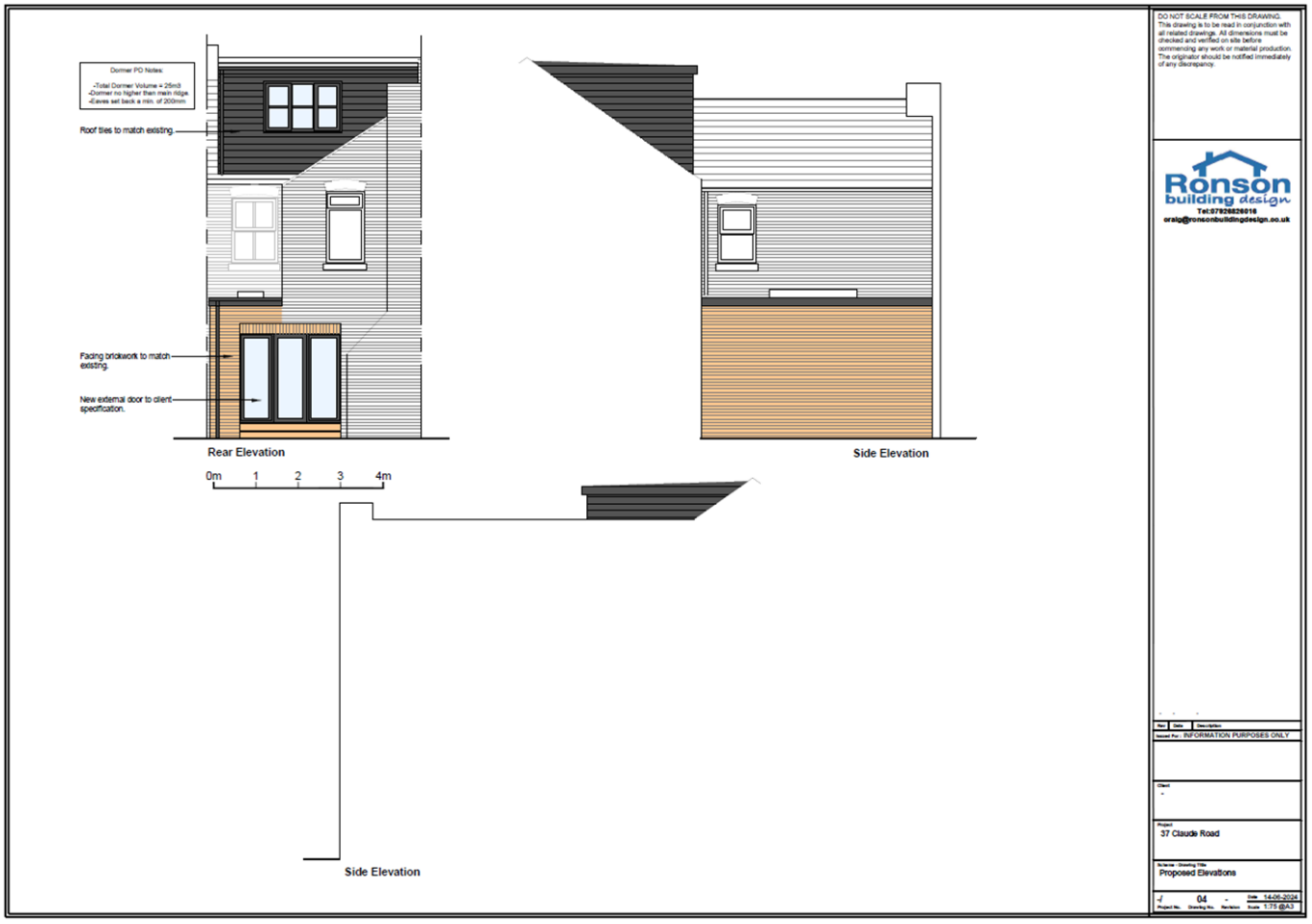
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy")
was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- 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





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 side and rear extension together with a rear dormer 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 extension would be sited at the rear of the property, facing southeast, adjoining the existing two-storey rear outrigger. It would project 5.475m from the host dwellinghouse, with a width of 1.8m, and a flat roof height of 3.4m. A gap of 0.1m would be maintained to the boundary shared with No.39 Claude Road.

The dormer extension would also be sited at the rear of the property, facing southeast. It would be set 0.05m below the existing ridge and 0.25m above the existing eaves, measuring to 3.9m in length/depth, 4.9m in width, and 2.7m in height, with a total volume of 25 cubic metres. A gap

of 0.1m would be maintained to the boundary shared with No.37 Claude Road and a gap of 0.1m would be maintained to the boundary shared with No.39 Claude Road.

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

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

Appearance and visual amenity – the submitted application form and plans indicate that the single storey side and rear extension would be built of brickwork to match the existing dwellinghouse with a flat roof form. Its southern side elevation would be blank and featureless, whilst its rear elevation would feature a set of bi-folding doors and its roof would feature a skylight (projecting upwards by 0.15m).

The submitted plans indicate that the dormer extension would be clad in roof tiles to match the existing dwellinghouse with a flat roof form. Its side elevations would be blank and featureless, whilst its rear elevation would feature 1no. window.

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with the overall precedent of residential extensions in this area. Sited at the rear of the property, the proposal would not be visible within the street scene and public realm and would therefore avoid forming a prominent visual feature within this locale. Moreover, the extension's use of matching materials should provide a blended appearance with the host dwellinghouse. Hence, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

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

Residential amenity – given that the side and rear extension would be single storey and subservient to the host dwellinghouse in terms of its scale and massing, it is considered that the proposal 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 elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given the dormer's siting and positioning on the roof of the property, with subservient dimensions to the host dwellinghouse, and with an adequate setback from the eaves, it is considered that the proposal 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. Its rear-facing window would be setback from the eaves by approximately 0.25m and would therefore provide no further degree of overlooking than any existing rear windows at first floor level.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

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

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – no elevational alterations proposed.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1 and SP1 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 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: 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:

'Proposed Plans', numbered '03', stamped as received by the City Council as Local Planning Authority on the 17th July 2024.
'Proposed Elevations', numbered '04', stamped as received by the City Council as Local Planning Authority on the 17th July 2024.

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

3) The materials to be used on the external surfaces of the single storey rear extension and rear dormer extension hereby permitted shall match those of the existing dwellinghouse 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 extensions, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extensions hereby approved other than those shown on the approved plans.

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

Appendix 1 – List of consultees & neighbours notified

Flat 2, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 10, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 12, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 9, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 6, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 4, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 1, 433A Barlow Moor Road, Manchester, M21 8AU
42 Claude Road, Manchester, M21 8BY
36 Claude Road, Manchester, M21 8BY
30 Claude Road, Manchester, M21 8BY
45 Claude Road, Manchester, M21 8BZ
31 Claude Road, Manchester, M21 8BZ
27 Claude Road, Manchester, M21 8BZ
Flat 8, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 7, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 5, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 3, 433A Barlow Moor Road, Manchester, M21 8AU
Flat 11, 433A Barlow Moor Road, Manchester, M21 8AU
43 Claude Road, Manchester, M21 8BZ
41 Claude Road, Manchester, M21 8BZ
39 Claude Road, Manchester, M21 8BZ
35 Claude Road, Manchester, M21 8BZ
33 Claude Road, Manchester, M21 8BZ
29 Claude Road, Manchester, M21 8BZ
40 Claude Road, Manchester, M21 8BY
38 Claude Road, Manchester, M21 8BY
34 Claude Road, Manchester, M21 8BY
32 Claude Road, Manchester, M21 8BY

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