

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140601/FH/2024
Date registered valid: 28 August 2024
Proposal: Erection of single storey side extension and rear extension
Address: 13 Lynnwood Road, Manchester, M19 1RL
Ward(s): Didsbury East Ward

Applicant: Mrs Fitzgerald & Mrs Padron
Agent (if any): Mr Stelios Kattou, Cheadle Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 September 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 September 2024 Expired: 25 September 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 red/brown brick and hanging red tile with a red concrete tile hipped roof. The property features white uPVC windows, a front porch extension, a brick driveway and modest front garden bordered by a mid-level redbrick wall, a single storey flat-roof garage extension to the side, a single storey side and rear extension and a rear garden.









Description of area

Lynnwood Road is a residential street situated within the Didsbury East ward of Manchester, close to Kingsway (A34), East Didsbury Metrolink tram station, and Heaton Mersey Valley. The area is predominantly residential in terms of its character, consisting of semi-detached 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 extension and rear extension.

Planning history

043334/FH/SOUTH1/93 - Extension to living room at rear of dwelling – **APPROVED** (19.05.1993).

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

The National Planning Policy Framework (NPPF, 2021)

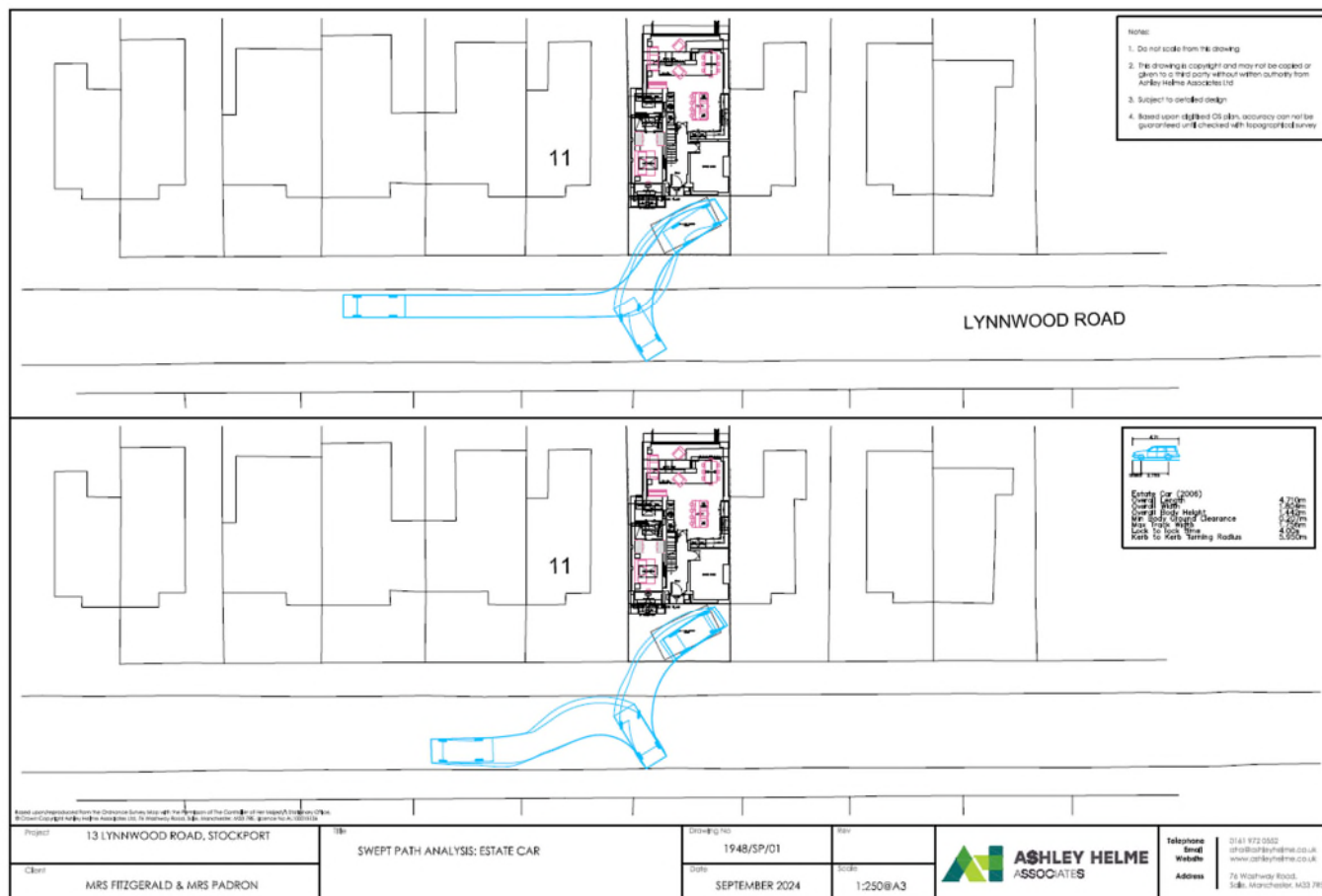
- Chapter 12 – Achieving Well-Designed Places

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



Submitted existing and proposed plans and elevations



Submitted swept path analysis

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 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 side and rear of the property, wrapping around its northern and eastern elevations. It would project 4.14m rearwards from the host dwellinghouse, with a length/depth of 12.397m, sideward projection of 2.485m, width of 7.518m, flat roof height of 3.12m to the rear, hipped roof height of 3.9m to the side and an eaves height of 2.717m. A gap of 0.142m would be maintained to the boundary shared with No.11 Lynnwood Road and a gap of 0.159m would be maintained to the boundary shared with No.14 Lynnwood Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension 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 extension would be built of brickwork, roof tiles and white uPVC windows to match the existing dwellinghouse in addition to a dark grey GRP flat roof with parapet walls and concrete copings and white or dark grey aluminium-framed doors. It would feature 1no. window to the front, a set of bi-folding doors and 1no. window to the rear, blank side elevations, 1no. skylight to its flat roof, and 3no. skylights to its north-facing roof slope.

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 side and rear of the property, elements of the proposal would be visible within the street scene and public realm, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension 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 extension therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF.

Residential amenity – given that the extension would be single storey with a maximum roof height of 3.9m to the side and 3.12m to the rear, 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. This view is supported further as the proposal would be replacing previous side and rear additions of a similar scale; therefore the proposed extension should cause no further degree of harm than existing. The extension's blank side elevations should also ensure that the privacy of neighbouring occupiers is not infringed upon.

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

Waste storage – as the proposal would result in external access to the rear of the property being eliminated, details of a secure and sheltered bin store have been provided. The bin store would be located in front of the proposed side extension away from the public highway and footpath and would be a simple timber construction, able to store 4no. 240L refuse bins, as indicated in the submitted documents. This has been conditioned accordingly.

Parking – it is acknowledged that the proposal would result in the dimensions of the existing driveway being reduced. This is considered acceptable in these circumstances given the permitted development fallback position, whereby the applicant could choose to erect a single storey side extension of a similar scale and massing with the same impacts upon the existing driveway space without the need for an application for planning permission.

Moreover, a swept path analysis has also been submitted as part of the proposal, thereby demonstrating the applicant's intent to retain on-site parking, despite the proposed arrangements falling slightly below Council policy guidelines.

The proposed arrangements are therefore considered acceptable.

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 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 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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-13269865', stamped as received by the City Council as Local Planning Authority on the 24th July 2024.

'Proposed Drawings', numbered 'PL01', stamped as received by the City Council as Local Planning Authority on the 20th September 2024.

'Swept Path Analysis: Estate Car', numbered '1948/SP/01', stamped as received by the City Council as Local Planning Authority on the 26th September 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 extension hereby permitted shall match those specified on the submitted application form and approved plans.

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 extension, 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 proposed bin store, shown on the approved drawing labelled 'Proposed Drawings', numbered 'PL01', shall be implemented and be in place prior to the first use/occupation of the extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

16 Bolton Avenue, Manchester, M19 1RP
15 Lynnwood Road, Manchester, M19 1RL
18 Lynnwood Road, Manchester, M19 1RJ
12 Bolton Avenue, Manchester, M19 1RP
11 Lynnwood Road, Manchester, M19 1RL
20 Lynnwood Road, Manchester, M19 1RJ
16 Lynnwood Road, Manchester, M19 1RJ
14 Bolton Avenue, Manchester, M19 1RP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA