MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140714/FH/2024
Date registered valid:	6 August 2024
Proposal:	Erection of part single/part two storey rear extension
Address:	354 Wilbraham Road, Manchester, M21 0UX
Ward(s):	Chorlton Park Ward
Applicant:	Mr Thomas Miller, Anwyl Homes
Agent (if any):	
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25th September 2024**

Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 17 September 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 19 August 2024 Expired: 10 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

The site relates to a two storey semi detached property in the Chorlton Park ward area of Manchester. Gardens are located at the front, side and rear. The site features a single storey rear outrigger. Off road car parking is available within the curtilage of the property at the front. The property is separated with no. 338 Wilbraham Road by a parcel of green land to the side which currently provides access to a former playing field associated with St. Margarets. Boundary treatment consists of original brick wall to the front with coping stones and timber fencing to the side and rear

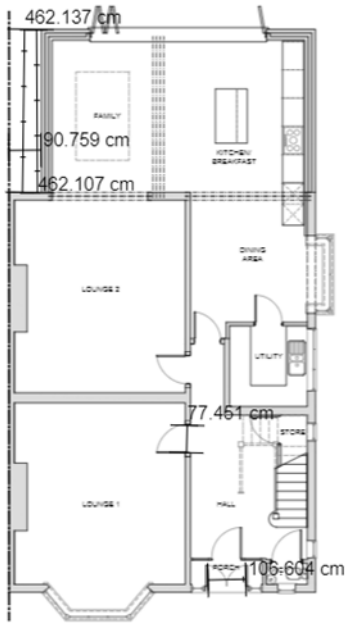
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

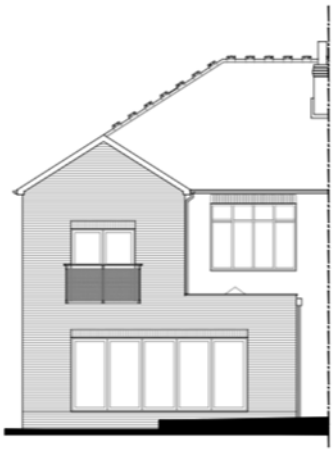
The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a part single part two storey rear extension



GROUND FLOOR


REAR ELEVATION

Consultations & Notification Responses

No comments have been received as a result of this proposal.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

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

History

No previous planning applications relating to this site independently, however, now that the site is within the ownership of a developers for the attached land, the following history applies.

140204/NMC/2024 - Recv: 05.06.2024 - Application Approved - 03.07.2024 - Land To The Rear Of 354 Wilbraham Road, Manchester,- Non-material amendment to planning approval reference 135604/FO/2022 to enable: detaching plots 7, 8, 32, 33, 47, 48, 59 & 60, the repositioning of the following Plots 7-10, 29-34, 47-52, 57-61 and Garages to plots 6-9, 30-34, 48 & 58-61

140014/NMC/2024 - Recv: 14.05.2024 - Application Approved - 08.08.2024 - Land To The Rear Of 354 Wilbraham Road, Manchester, - Non Material Change to application 135604/FO/2022 to alter finished floor levels

CDN/24/0062 - Recv: 29.01.2024 - Application Approved - 25.03.2024 - Land To The Rear Of 354 Wilbraham Road, Manchester, Discharge of Condition 22 (Contaminated Land) attached to planning permission 135604/FO/2022

137780/AO/2023 -Recv: 04.08.2023 -Application Approved - 05.02.2024 -Land To The Rear Of 354 Wilbraham Road, Manchester -Advertisement consent for the display of V-shaped sales sign and 7 no. flagpole signs

CDN/23/0880 -Recv: 29.12.2023 -Application Approved - 21.02.2024 - Land To The Rear Of 354 Wilbraham Road, Manchester, - Application to discharge Condition 25 Part A (acoustic insulation) attached to planning permission 135604/FO/2022

CDN/23/0729 - Recv: 27.10.2023 - Application Refused - 22.12.2023 - Land To The Rear Of 354 Wilbraham Road, Manchester, -Application to discharge condition 22 (Contaminated Land) attached to planning permission 135604/FO/2022

CDN/23/0724 - Recv: 24.10.2023 - Application Approved - 19.12.2023 - Land To The Rear Of 354 Wilbraham Road, Manchester - Application to discharge condition no. 28 (boundary treatment) attached to planning permission 135604/FO/2022

CDN/23/0725 - Recv: 24.10.2023 - Application Approved - 30.04.2024 - Land To The Rear Of 354 Wilbraham Road, Manchester, Application to discharge condition no. 9 (drainage) attached to planning permission 135604/FO/2022

CDN/23/0723 - Recv: 24.10.2023 -Application Approved - 29.11.2023 - Land To The Rear Of 354 Wilbraham Road, Manchester - Application to discharge condition no. 15 (tree felling protocol) attached to planning permission 135604/FO/2022

CDN/23/0722 - Recv: 24.10.2023 - Application Approved - 20.11.2023 - Land To The Rear Of 354 Wilbraham Road, Manchester - Application to discharge condition no. 4 (construction management plan) attached to planning permission 135604/FO/2022

CDN/23/0718 - Recv: 23.10.2023 - Application Approved - 18.12.2023 - Land To The Rear Of 354 Wilbraham Road, Manchester, - Application to discharge condition 3 (materials) attached to planning permission 135604/FO/2022

135604/FO/2022 - Recv: 28.11.2022 - Application Approved - 13.10.2023 - Land To The Rear Of 354 Wilbraham Road, Manchester, - Erection of a 65 dwellings (Use Class C3(a)), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road

Residential Amenity

The applicant is seeking planning permission for the erection of part single, part two storey rear extension. This would provide additional living space for the occupants of the property.

Ground Floor

The proposal would project off the rear wall measuring approximately 4.6m set off the shared boundary with no. 356 Wilbraham Road measuring 900mm approximately and in line with the side wall of the house retaining a gap to the site boundary. No windows are along the side elevations; bi folding doors are located across the rear leading into the garden. The roof would be flat with the inclusion of a large roof lantern.

First Floor

The first floor would project off the rear wall measuring approximately 4.6m in line with the projection at ground floor and would extend partway across the rear wall of the house to a width of approximately 4.6m retaining a gap to the shared boundary with no. 356 Wilbraham Road of approximately 4.0m. The applicant proposes a Juliet balcony and in terms of overlooking or loss of privacy would no more provide any further additional harm than an existing rear bedroom window at first floor. No windows are proposed along the side elevations. The roof would be gable and set down considerably from the existing ridge height. Although the original roof is hipped, the pitch on the side is set to match that of the proposed gable and in this instance is considered to be acceptable. Especially as precedent has been set by other properties within the area.

It is considered that given the orientation of the property together with the gap retained to the adjoining semi detached property, that there would not be any overshadowing or loss of light to the adjacent properties. Furthermore, the adjoining property has enlargements to the rear which

helps to mitigate any potential impact given by the introduction of rear extensions to the application site. The property has a lengthy garden and there would be an appropriate separation to the approved development on adjoining land.

The extension would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

Overall, in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The height of the proposed extension relates to the height parameters of the existing host dwelling. The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials by way of brick and tile as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bins

Bin storage to the rear of the property is unaffected by this proposal and therefore is considered would be acceptable.

Car parking

Off road car parking space would still be retained to the site on the front driveway and therefore is unaffected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 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:

Received 6th August 2024 annotated as Proposed Floor Plans and Elevations

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

3) The materials to be used on the external surfaces hereby permitted shall match those as specified on the application forms 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 policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

439 Wilbraham Road, Manchester, M21 0UZ
437 Wilbraham Road, Manchester, M21 0UZ
338 Wilbraham Road, Manchester, M21 0UX
441 Wilbraham Road, Manchester, M21 0UZ
356 Wilbraham Road, Manchester, M21 0UX

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