MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140619/FH/2024
Date registered valid:	25 July 2024
Proposal:	Erection of single storey side extension to provide additional living accommodation
Address:	45 Clarendon Road West, Manchester, M21 0RN
Ward(s):	Chorlton Ward
Applicant:	George Nowell-Hyne
Agent (if any):	Miss Amelia Perez Bravo, Resi Design Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**10th September 2024**



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 13 August 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 6 August 2024 Expired: 28 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

The application site relates to a two storey semi-detached property in the Chorlton ward area of Manchester. The front of the property features a hexagonal roof atop fronted bay windows with recess porch. Decorative paving forms off road car parking to the front with a proportionate size garden to the rear. To the rear of the property is a two storey outrigger a common feature to this and surrounding properties in the area.



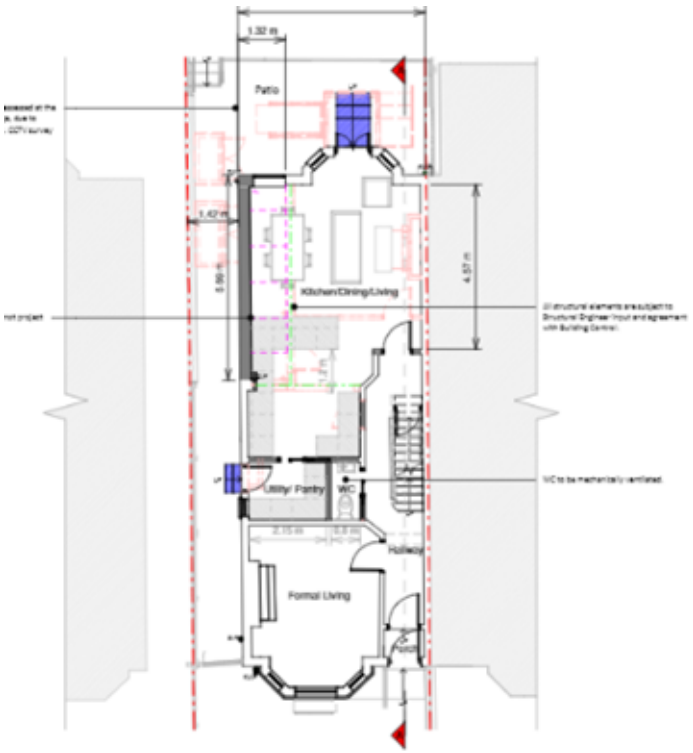
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

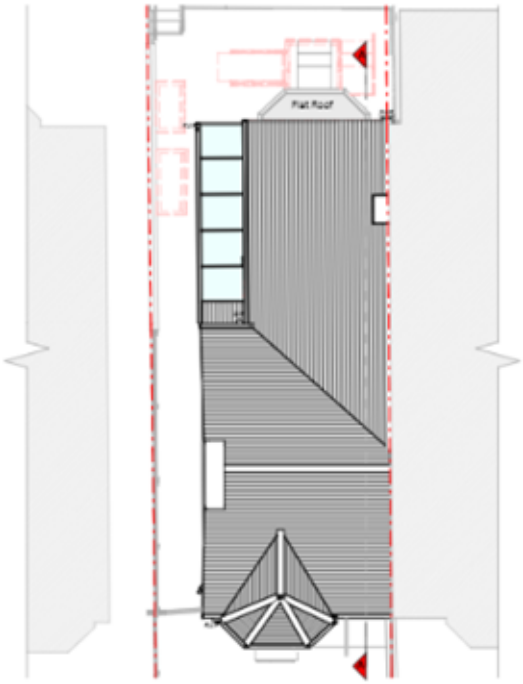
This is primarily a residential area in nature

Description of development

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



Ground Floor Plan



Roof Plan

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City 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.

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 45 Clarendon Road West

Previous planning applications relating to this site as follows:

140646/LP/2024 - Application Pending Consideration - Enlargement of dwellinghouse to allow the addition of a rear dormer to main roof and outrigger with associated elevational alterations

124891/FH/2019 - Application Approved - 01.11.2019 Installation of step lift and associated works to the rear

Residential Amenity

The applicant is seeking planning for the erection of a single storey side extension to provide additional accommodation for the occupants of the property.

The proposal would extend off the rear wall of the property extending the length of the existing outrigger measuring 5.69m to a width of 1.32m. The height would measure 3.28m to eaves and 3.93m to ridge height with a mono pitch sloping glazed roof. A window is proposed on the rear elevation; no windows are proposed on the side.

The extension would not be visible from the public highway as it would be in line with the side wall of property, 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 can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, the changes to the property are considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers and therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and Mass

The size and footprint of the extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed changes 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 brick and roof tiles to match existing property as specified in the application form.

The design is detailed as what is normally expected of such a structure and would not unduly 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

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and 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.

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 based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the policies within 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 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 on 25th July 2024 numbered B232741-01-3100 Rev A Proposed Floor Plans and Elevations

Received on 25th July 2024 numbered B232741-01-3000 Rev A Existing and Proposed Block Plan

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 of the hereby permitted development shall match those as specified in the application form in size, type,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

9 Dacre Avenue, Manchester, M16 0BX
11 Brooklyn Avenue, Manchester, M16 0BY
42 Clarendon Road West, Manchester, M21 0RL
40 Clarendon Road West, Manchester, M21 0RL
7 Dacre Avenue, Manchester, M16 0BX

38 Clarendon Road West, Manchester, M21 0RL
51 Clarendon Road West, Manchester, M21 0RN
49 Clarendon Road West, Manchester, M21 0RN
47 Clarendon Road West, Manchester, M21 0RN
43 Clarendon Road West, Manchester, M21 0RN
41 Clarendon Road West, Manchester, M21 0RN
44 Clarendon Road West, Manchester, M21 0RL

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