

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140403/FH/2024
Date registered valid: 12 July 2024
Proposal: Erection of single storey rear extension
Address: 47 Dudley Road, Manchester, M16 8FW
Ward(s): Whalley Range Ward

Applicant: Mr Fazeel Barber
Agent (if any):
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21st August 2024



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 July 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 July 2024 Expired: 5 August 2024

Site notice

Posted: 25 July 2024 Expired: 15 August 2024

Press advert

Published: 23 July 2024 Expired: 13 August 2024

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 Whalley Range ward area of Manchester. The property features brick bay windows on the ground and first floor front and rear, a hardstanding driveway and garden bordered by a mid level redbrick wall with black iron railings. The site also benefits from a front porch extension, single storey rear outrigger, raised terrace/decking area and a detached outbuilding along the shared boundary with no. 49 Dudley Road.



Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

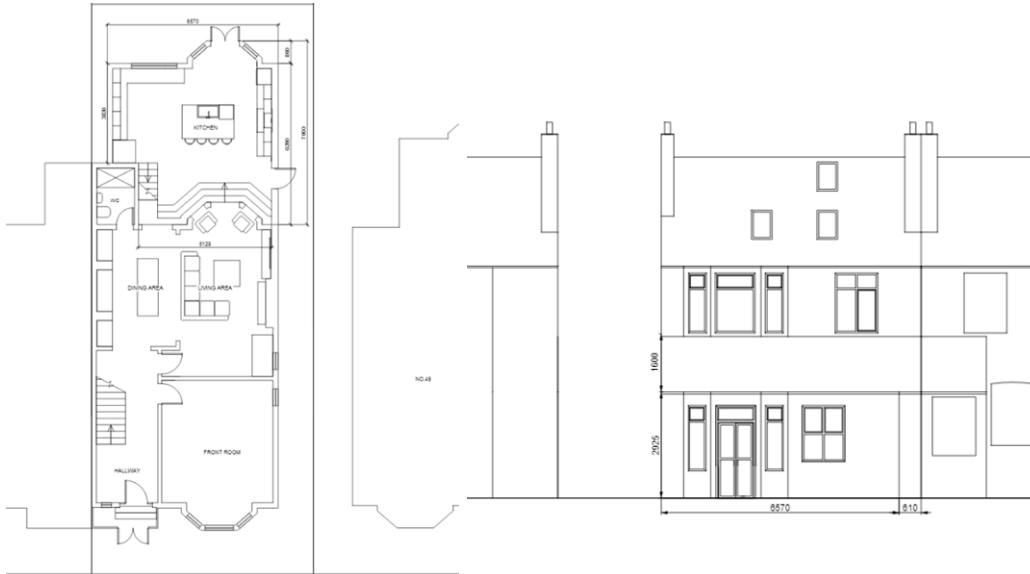
Tree Preservation Order: Not applicable

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.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There has been one objection received in respect of this application. Summary of comments as follows:

- Another single storey rear extension
- Already had a two storey extension built three doors down and also a single storey dwelling built on a garden in recent years
- The houses on both Victoria and Dudley are large houses. If we continue to allow extensions to be built in this area we will lose this beautiful space
- We will have to look at the extension
- Two mature trees have also been cut down one of which was to make way for the single storey extension.
- No more building in these gardens
- Look after our city's green spaces for future generations

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 DC18 for Conservation Areas
- 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 3 Heritage
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

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

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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. 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. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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

Previous planning applications relating to this site as follows:

139367/FH/2024 - Application Approved - 19.04.2024 Erection of single storey rear extension to provide additional living accommodation

133402/TCA/2022 - No objection - 03.05.2022 Work to tree - Willow (T1) - Felled and stump ground out.

135865/FH/2022 - Application Withdrawn - 22.03.2023 Erection of a single storey rear extension to create additional living accommodation.

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension which would provide additional living space for the occupants of the property. Concerns have been raised by a local resident in relation to the size of the extension, other extensions in the area, loss of green space and trees.

The proposed extension would be sited across the back wall measuring 3.8m along the shared boundary with the adjoining semi detached property and 6.2m respectively with an additional bay projection measuring 860mm. The roof would be a mono pitch sloping roof with the remaining length of the extension measuring 4.479m having a flat roof with the installation of two roof lights. There is a door proposed on the side elevation facing no. 49 Dudley Road, however, given the boundary treatment together with the gap retained to the shared boundary, it is not anticipated that there would be any overlooking or loss of privacy given by the location of the door on the side. A window is proposed alongside the projecting bay on the rear elevation; no windows are proposed on the side elevation facing the adjoining semi detached property.

Although the extension exceeds City Council policy of 3.65m, it is not anticipated that the introduction of a single storey extension in this location would provide any undue harm on the occupiers of properties either side of the application site. Especially as the adjoining semi detached property has a single storey rear projection up to the shared boundary and there is a gap retained to the adjacent property no. 49 Dudley Road. Furthermore, given that the proposal is single storey together with a flat roof, this is considered to be an acceptable addition.

It is felt that the proposal 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, given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Scale and massing

The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present an unusual feature in the immediate area and due to the existence of other similar extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context and 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 extension is satisfactory and is 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. In terms of the proposed materials, it is intended to use matching materials as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the rear and is considered acceptable. It is believed that the proposed works would not detract from the character and appearance of the property and the design of the works would complement the host dwelling detailed as what is normally expected of such a structure.

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

Impact on the Whalley Range Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Waste management

The storage of bins is not affected by this proposal as adequate space to the rear is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are 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 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

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. No significant problems have arisen during the consideration of this application.

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 28th June 2024 numbered 28.06 Rev 01 Proposed Elevations

Received 28th June 2024 numbered 28.06 Rev 01 Proposed Ground Floor Plan

Received 28th June 2024 numbered 28.06 Rev 01 Proposed Party Wall Side Elevation

Received 28th June 2024 numbered 28.06 Rev 01 Proposed Roof Plan

Received 28th June 2024 numbered 28.06 Rev 01 Proposed Side Elevation

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 form 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

8 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
12 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
11 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
10 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
9 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
3 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
2 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
1 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
57 Victoria Road, Whalley Range, Manchester, M16 8DQ
64 Dudley Road, Manchester, M16 8DE
Flat 66, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 45 To 54, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 56 To 65, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 55, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 35 To 44, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 34, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 33, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 32, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 31, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 30, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 29, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 28, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 27, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 26, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 25, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 15 To 24, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 14, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 13, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 12, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 11, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 10, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 9, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 8, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 7, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 6, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 5, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 4, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 3, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 2, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
Flat 1, Zandra House, 73 Carlton Road, Manchester, M16 8BQ
7 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD

6 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
5 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
4 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
59 Victoria Road, Whalley Range, Manchester, M16 8DQ
55 Victoria Road, Whalley Range, Manchester, M16 8DQ
51 Dudley Road, Manchester, M16 8FW
49 Dudley Road, Manchester, M16 8FW
62 Dudley Road, Manchester, M16 8DE
53 Victoria Road, Whalley Range, Manchester, M16 8DQ
45 Dudley Road, Manchester, M16 8FW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA