MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140247/FH/2024
Date registered valid:	19 June 2024
Proposal:	Erection of a single storey rear extension together with a first-floor side extension to provide additional living accommodation.
Address:	38 Vaughan Road, Manchester, M21 0YL
Ward(s):	Chorlton Park Ward
Applicant:	Mr F Khan
Agent (if any):	David Ormesher, Holborow & Ormesher
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**5 August 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 July 2024 Expired: 2 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 semi-detached C3 dwellinghouse of redbrick and cream render with a red concrete tile hipped roof. The property features white uPVC windows, including a ground floor bay to the front, a front porch extension, a brick driveway bordered by a mid-level redbrick wall capped by grey metal railings, a part-single / part-two storey side and rear extension, and a detached outbuilding situated within the rear garden.













Description of area

Vaughan Road is a residential street situated within the Chorlton Park ward of Manchester, close to Fallowfield cycling loop, Whalley Range Amateur Football Club, and Wilbraham Road (A6010). The area is predominantly residential in terms of its character, consisting of semi-detached dwellinghouses.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension together with a first-floor side extension to provide additional living accommodation.

Planning history

40165 - Kitchen and lounge extension at rear of house – **APPROVED** (10.12.1991).

41512 - 1st floor bedroom extension at rear of dwellinghouse – **APPROVED** (16.06.1992).

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.

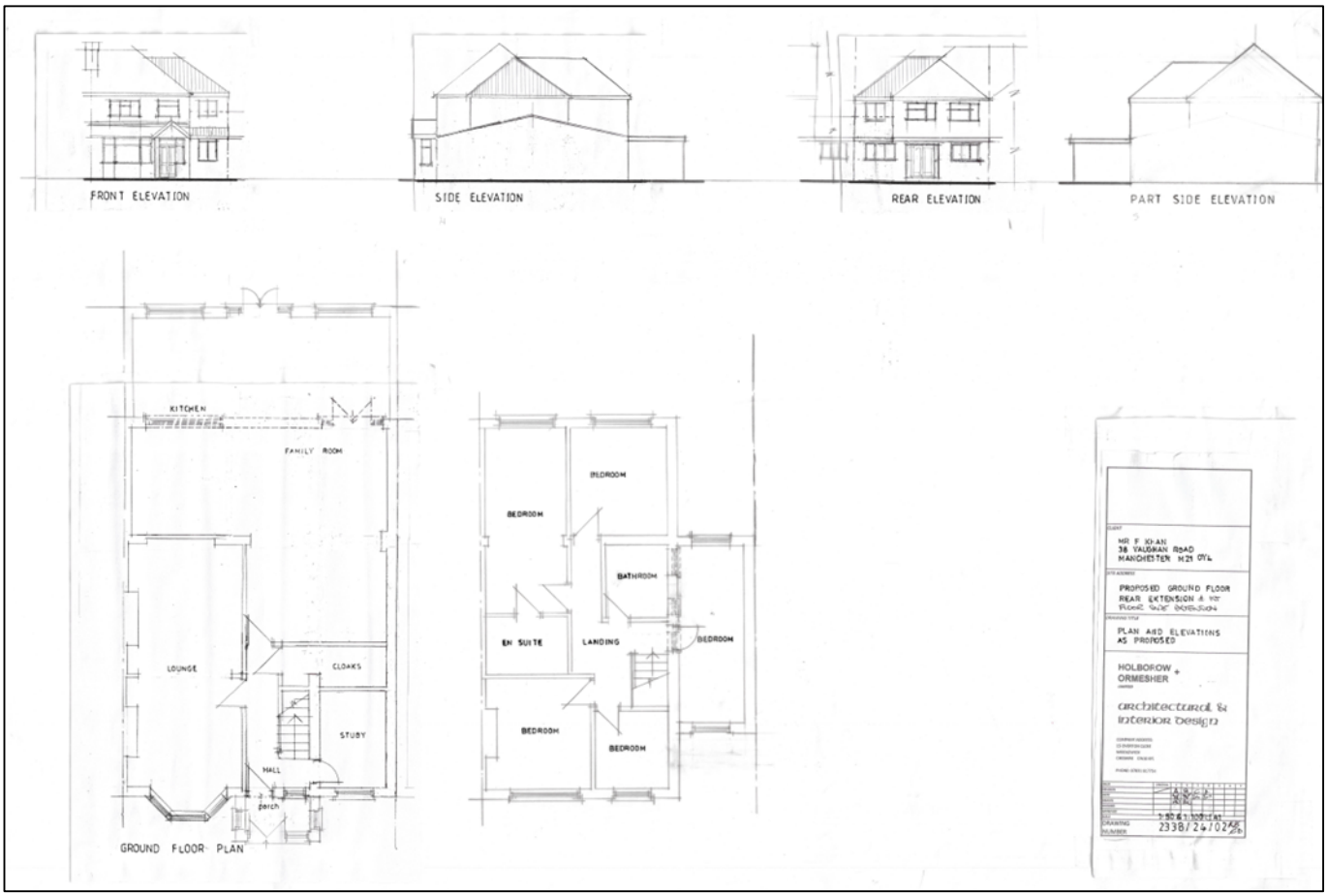
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

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



Amended proposed plans and elevations

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 rear extension together with a first-floor side 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 rear of the property, facing west. It would project 3.411m rearwards from the existing dwellinghouse (7.112m when considered alongside previous additions), with a width of 8.555m and a flat roof height of 2.701m. It would be sited along the boundaries shared with No.36 and No.40 Vaughan Road.

The first-floor extension would be sited at the side of the property, facing north. It would have a length/depth of 6.165m (setback 2m from the front of the property), a sideward projection of 2.401m, a hipped roof height of 7.689m (set 1.34m below the existing ridge), and an eaves height of 5.11m to match the existing.

Though the proposal represents a relatively sizeable addition to the host dwellinghouse (when considered together with the previous additions), overall its siting, scale, and massing is considered acceptable given that it would not cause undue harm to the residential amenity of neighbouring occupiers in terms of limiting their light, outlook, or privacy, or introducing an overbearing feature into the area. From the front of the property, the proposal would also read as a subservient addition to the host dwellinghouse as a result of its 2m first-floor setback and reduced ridge height. The proposal would also avoid limiting the private outdoor amenity space of the property to an unacceptable degree.

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

Appearance and visual amenity – the submitted application form indicates that the proposal would be built of materials to match the existing dwellinghouse, including brick facings, grey roof tiles, and uPVC windows and doors. However, during their site visit, the case officer documented that the existing dwellinghouse features red concrete roof tiles (rather than grey) and cream-coloured render at first-floor level to the front, whilst the existing single storey side and two-storey rear extensions feature different brickwork from the host dwellinghouse. Therefore, in order to obtain further clarification of the proposed materials to be used on the developments, a pre-above ground works materials condition has been attached. This will also seek to safeguard the visual amenity of the area by ensuring that appropriate materials are used in the construction of the developments.

In terms of the proposal's elevational features, the single storey rear extension would feature 2no. windows and a set of outward-opening doors framed by narrow, vertical windows to the rear and blank side elevations. The first-floor side extension would feature 1no. window to the

front, 1no. window to the rear and a blank side elevation. These elevational features are considered to be relatively standard for developments of this type, would not cause significant harm to the visual and residential amenity of the area and are therefore considered acceptable.

Sited at the side and rear of the property, elements of the proposal would be visible within the street scene and public realm. As discrepancies exist between the submitted application form and the materials featured on the host dwellinghouse and existing extension(s), a pre-above ground works materials condition has been attached to the decision notice. This condition will safeguard the visual amenity of the area by ensuring that appropriate materials are used in the construction of the proposal. Subject to the adherence of the condition, 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 Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – though the extensions represents relatively sizeable additions to the dwelling, 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. This is on the basis that the ground floor rear element of the extension would feature a maximum roof height of 2.701m, whilst the first-floor side element of the extension would be sited to the north of the host dwellinghouse (within its existing shadow and with a setback of 2m from the front of the property). The privacy of neighbouring occupiers should also remain unaffected as the extension(s) would not feature any side-facing windows.

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 existing refuse storage arrangements would be unaffected by the proposal.

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

Other matters – in their email correspondence dating to the 20th July 2024, the agent of the application confirmed that the property would remain in use as a Class C3(a) dwellinghouse.

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. 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:

-'Plans and Elevations as Proposed', numbered '2338/24/02D', stamped as received by the City Council as Local Planning Authority on the 24th July 2024.

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

3) No above-ground works shall commence unless and until samples and/or specifications of all materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the 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 development 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

39 Vaughan Road, Manchester, M21 0ZL
41 Lambton Road, Manchester, M21 0ZJ
40 Vaughan Road, Manchester, M21 0YL
37 Vaughan Road, Manchester, M21 0ZL
43 Lambton Road, Manchester, M21 0ZJ
36 Vaughan Road, Manchester, M21 0YL
39 Lambton Road, Manchester, M21 0ZJ
41 Vaughan Road, Manchester, M21 0ZL

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