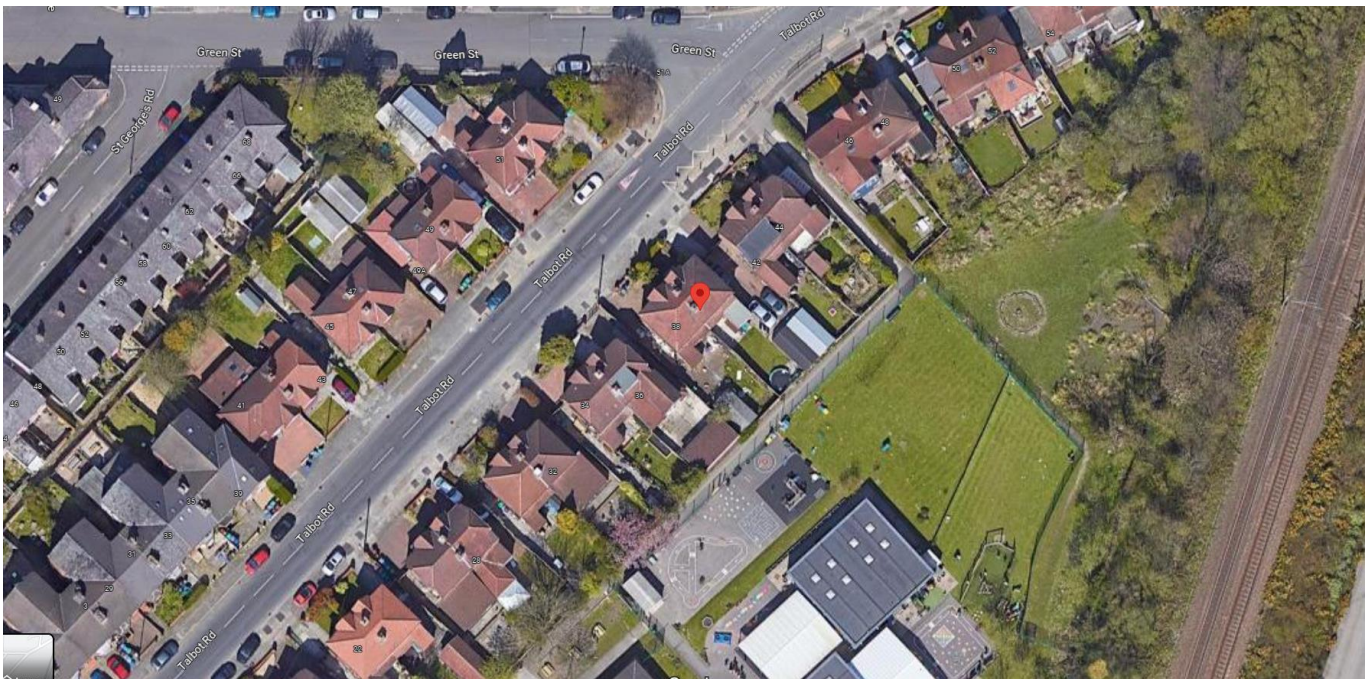


## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136832/FH/2023  
**Date registered valid:** 27 April 2023  
**Proposal:** Erection single storey rear extension to provide additional living accommodation.  
**Address:** 40 Talbot Road, Manchester, M14 6TB  
**Ward(s):** Withington Ward  
  
**Applicant:** Mr Shahid Bhatti  
**Agent (if any):** Mr V Alyas Architek  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)  
  
**Recommendation:** Approve  
**Date of recommendation:** 21<sup>st</sup> June 2023



## Application details

|                                         |                                               |
|-----------------------------------------|-----------------------------------------------|
| <b>Type of application:</b>             | Full Householder Application                  |
| <b>Development type:</b>                | Householder                                   |
| <b>Date of site visit:</b>              | 19 June 2023                                  |
| <b>Standard consultations:</b>          | No consultations have been printed and sent.  |
| <b>Neighbour notifications</b>          | Printed: 5 May 2023      Expired: 26 May 2023 |
| <b>Site notice</b>                      | No site notice has been produced              |
| <b>Press advert</b>                     | No press advert had been published            |
| <b>Departure from Development Plan:</b> | No                                            |
| <b>Environmental Statement:</b>         | Not required                                  |

## Description of site/building

The site relates to a two storey semi detached property in the Withington ward area of Manchester. The property features bay windows to the front, small garden and off road car parking space. The rear has a garden with some soft landscaping and features a single storey rear flat roof projection which forms a kitchen.



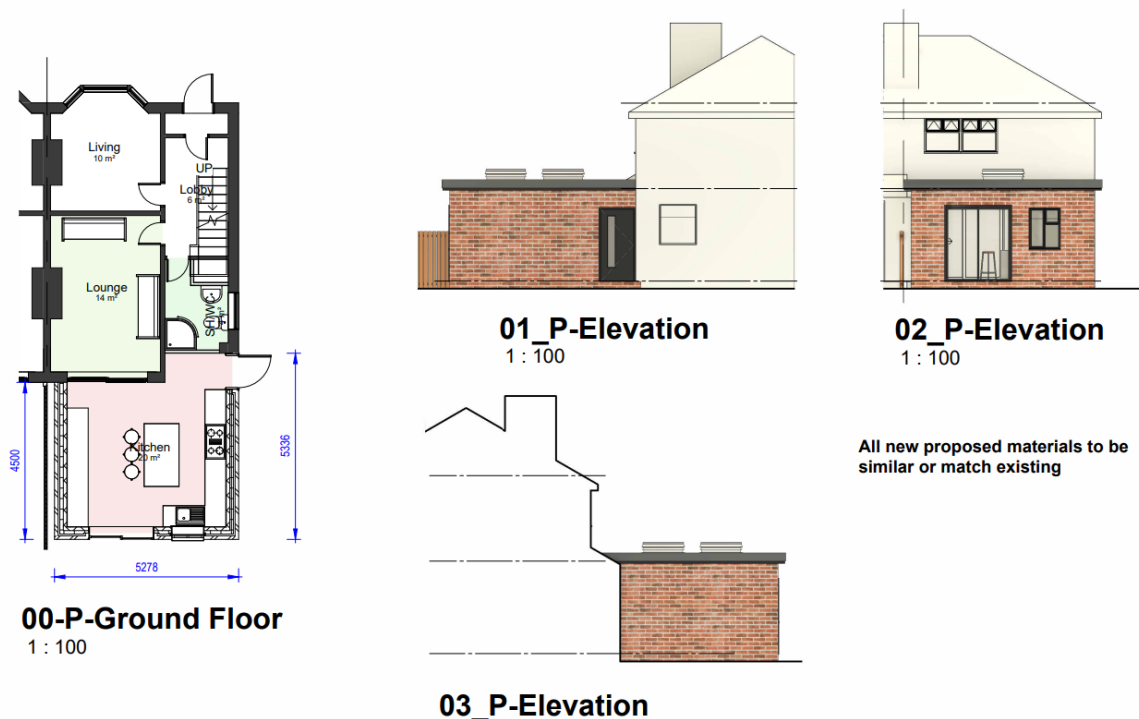
|                                 |                |
|---------------------------------|----------------|
| <b>Listed building:</b>         | Not applicable |
| <b>Conservation area:</b>       | Not applicable |
| <b>Tree Preservation Order:</b> | Not applicable |

## 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 living accommodation.



## Consultations & Notification Responses

Local Residents – 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 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.

## 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

There are no previous applications relating to this site.

### Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension to provide additional living accommodation. There is an existing single storey rear outrigger which will be demolished as part of the works.

The new extension would be in line with the existing side wall of the house retaining the existing gap to the shared boundary with no. 42 Talbot Road. The proposal would extend the rear wall measuring 5.278m up to the shared boundary with the adjoining semi-detached property no. 38 Talbot Road with a projection off the rear wall which would measure 4.5m and 5.336m respectively. The height would be 3.1m with a flat roof and the inclusion of 2 x raised roof lights to a measurement of 35cm in height. No windows are proposed on the side elevations; however, a door would be located on the side elevation facing no. 42 Talbot Road. Sliding doors and a window are proposed on the rear elevation. Given the gap retained to the shared boundary with no. 42, it is not anticipated that there would be any overlooking or loss of privacy provided by the door.

Although the extension projects further than what DC1 policy would allow, it is considered that given the orientation of the property together with the fact that the proposal is single storey, there would be no overshadowing or loss of light as a result of the proposal. Overall, the footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and 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. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

### Siting, scale and massing

The proposed extension would be sited along the rear wall of the property. The size and footprint of the proposed extension although projects slightly longer than what policy allow, 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 extension is satisfactory and is therefore 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching 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.

### Refuse

The storage of refuse bins are not affected by the proposal.

### Parking

Not affected 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. 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 27th April 2023 numbered A103 Rev P1 Proposed Floor Plans and Elevations

Received 27th April 2023 numbered A104 Rev P1 3D Visuals

Received 27th April 2023 numbered A105 Rev P1 3D impression

Received 27th April 2023 numbered A101 Rev P1 Existing and proposed Site 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**

38 Talbot Road, Manchester, M14 6TB

Mauldeth Road Primary School, Mauldeth Road, Manchester, M14 6SG

51A Talbot Road, Manchester, M14 6TA

42 Talbot Road, Manchester, M14 6TB

### **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Flood Zones Type 2 (low to medium risk) -

Area Team Boundary - Name: SOUTH AREA