

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 140248/FH/2024

**Date registered valid:** 10 July 2024

**Proposal:** Erection of a part-single / part-two storey side and rear extension together with an outbuilding to provide additional living accommodation.

**Address:** 36 Vaughan Road, Manchester, M21 0YL

**Ward(s):** Chorlton Park Ward

**Applicant:** Mr R Khan

**Agent (if any):** David Ormesher Holborow & Ormesher

**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 28 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 with a red concrete tile dual pitch roof. The property features a mixture of brown and grey 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 single-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 part-single / part-two storey side and rear extension together with an outbuilding to provide additional living accommodation.

### **Planning history**

No previous planning history.

### **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:

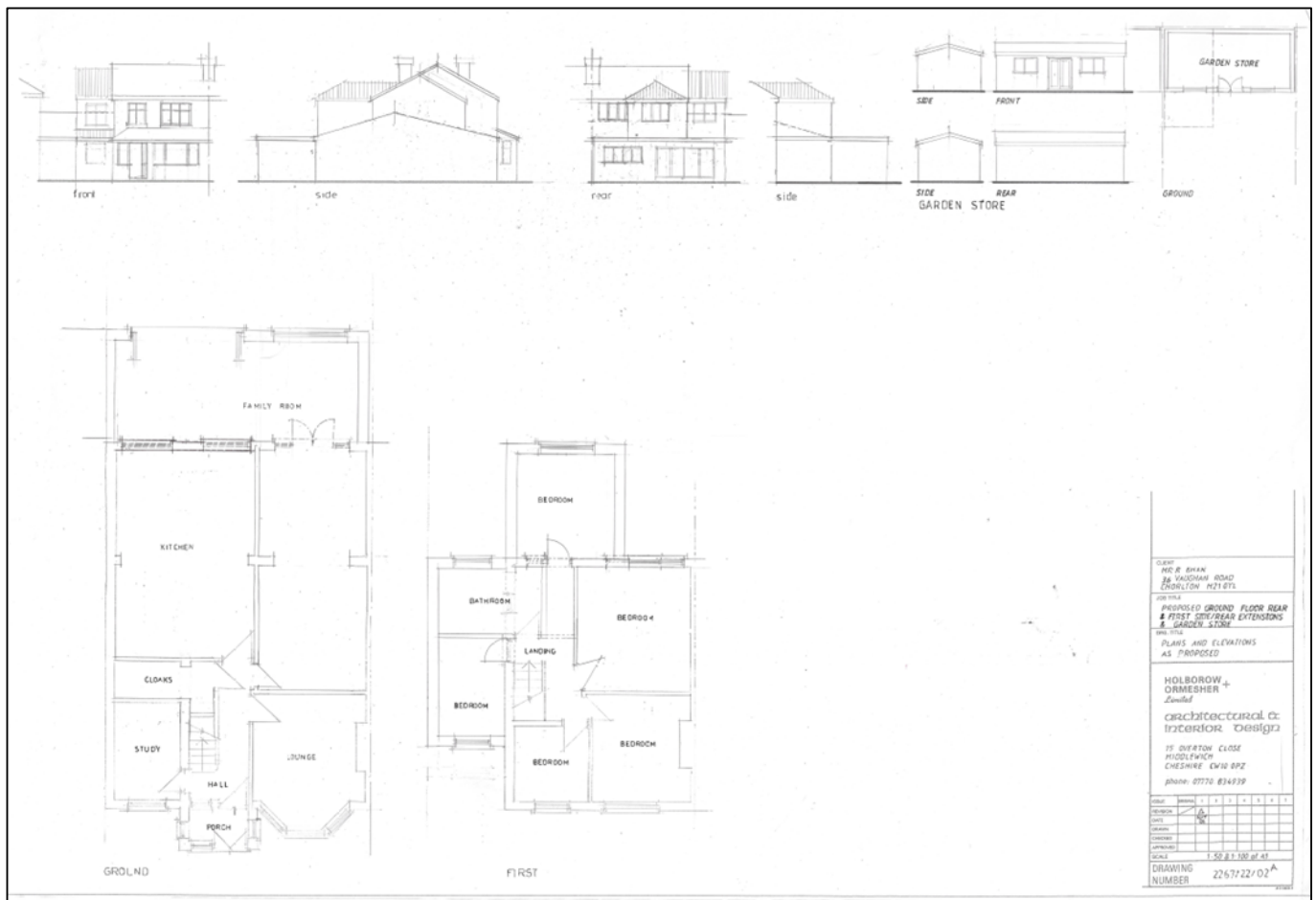
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 - Waste

**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 part-single / part-two storey side and rear extension together with a detached outbuilding 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 part-single / part-two storey extension would be sited at the side and rear of the property, facing south and west.

At ground floor level, the extension would project 3.525m (7.067m when considered alongside previous additions), with a width of 8.33m, and a flat roof height of 2.789m. It would be sited along the boundary shared with No.38 Vaughan Road and would maintain a gap of 0.24m to the boundary shared with No.34 Vaughan Road. At first-floor level, the side element of the extension would have a length/depth of 5.992m (setback 2m from the front of the property), with a width of 2.447m, a dual pitch roof height of 6.888m (set 1.273m below the existing ridge), and an eaves height of 5.137m (to match the existing). It would be sited along the boundary shared with No.38 Vaughan Road. At first-floor level, the rear element of the extension would project 3.602m, with a width of 3.763m, a hipped roof height of 6.236m (set 2.693m below the existing ridge), and an eaves height of 5.137m (to match the existing). A gap of 2.205m would be maintained to the boundary shared with No.34 Vaughan Road and a gap of 2.459m would be maintained to the boundary shared with No.38 Vaughan Road.

The proposed outbuilding would be sited at the western end of the garden, adjacent to the boundaries shared with No.34 and No.38 Vaughan Road and No.39 Lambton Road. It would feature a length/depth of 4m, a width of 8m, a dual pitch roof height of 3m, and an eaves height of 2.228m. A gap of 0.1m would be maintained to the boundary shared with No.34 Vaughan Road, 0.15m to No.38 Vaughan Road, and 0.1m to No.39 Lambton Road.

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), whilst the existing single storey side extension features different brickwork from the host dwellinghouse and single storey rear extension. 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, at ground floor level, the extension would feature blank side elevations and 1no. window and a set of bi-folding doors to the rear. Its flat roof form would also be blank. At first-floor level, the side element of the extension would feature 1no. window to the front, 1no. window to the rear, a blank southern side elevation and blank roof slopes. The rear element of the extension would feature 1no. window to the rear, blank side elevations, and blank roof slopes. The detached outbuilding would feature 2no. windows and a set of inward-opening doors to its eastern elevation (facing the host dwellinghouse) with blank north, south and west elevations. 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 extension represents a relatively sizeable addition 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 2.789m, whilst the first-floor side element of the extension would be sited to the south of the host dwellinghouse, and the first-floor rear element of the extension would feature considerable gaps to the shared boundaries and would be subservient in terms of its height to the host dwellinghouse. The privacy of neighbouring occupiers should also remain unaffected as the extension would not feature any side-facing windows.

The proposed outbuilding should also 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 it would be sited at the rear end of the application site away from neighbouring dwellinghouses and would feature a maximum roof height of 3m. The privacy of neighbouring occupiers should also remain unaffected as the extension would not feature any windows facing into the neighbouring plots.

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.

**Outbuilding use** – as the amended plans indicate that the proposed outbuilding would be utilised as a ‘garden store’, an incidental use condition has been attached to the permission.

**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 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**

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 '2267/22/02A', stamped as received by the City Council as Local Planning Authority on the 22<sup>nd</sup> July 2024.

'Site Plan as Proposed', stamped as received by the City Council as Local Planning Authority on the 10<sup>th</sup> June 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 re-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 policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework. The Manchester Core Strategy policy SP1 and DM1.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

6) The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as No.36 Vaughan Road, M21 0YL. The proposed outbuilding is not to be used as an additional dwelling at the location or for short-term lettings and is explicitly for the private enjoyment of the occupants of the main dwellinghouse.

Reason - To ensure the proposed use remains incidental to the principle use on the site. In the interest of residential amenity, in accordance with the 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  
38 Vaughan Road, Manchester, M21 0YL  
37 Vaughan Road, Manchester, M21 0ZL  
35 Vaughan Road, Manchester, M21 0ZL  
34 Vaughan Road, Manchester, M21 0YL  
39 Lambton Road, Manchester, M21 0ZJ  
37 Lambton Road, Manchester, M21 0ZJ

## **Appendix 2 – Planning constraints**

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