MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140420/FH/2024
Date registered valid:	2 July 2024
Proposal:	Erection of single storey side extension with extended canopy
Address:	4 Selborne Road, Manchester, M21 0BL
Ward(s):	Chorlton Ward
Applicant:	Lewis Horton
Agent (if any):	Mr Kieran Hibbs, kieranhibbsarchitecture
Case officer:	Jake Walther Tel: 0161 234 1632 Email: jake.walther@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**16/08/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/08/2024

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
The application relates to a two-storey semidetached class C3 dwellinghouse on Selbourne Road in Chorlton. The property is built from red brick with blue slate on the roof. The property features a small front and rear garden



Figure 1. Front view of property.



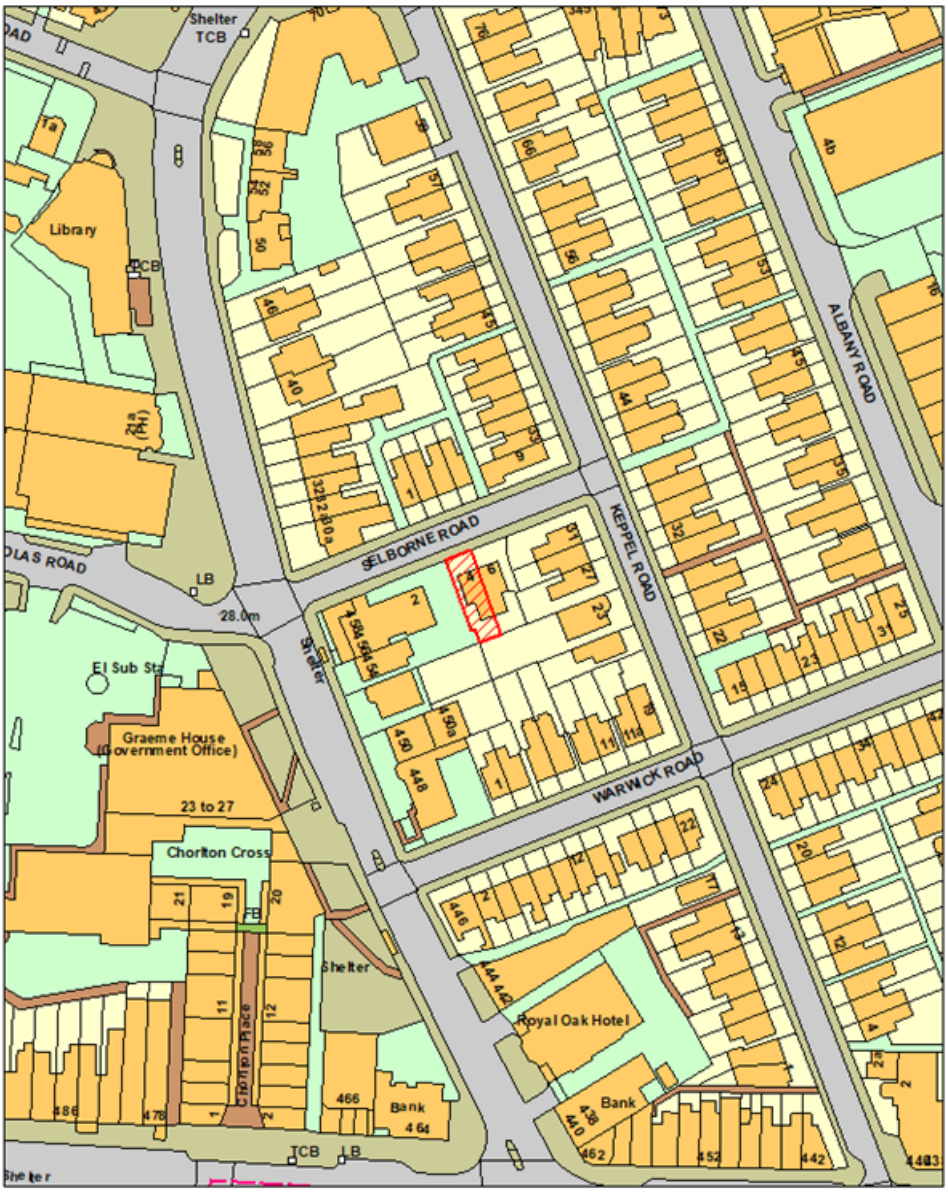
Figure 2. Side / Rear view of proposal area.

Listed building: Not applicable

Conservation area: Not applicable

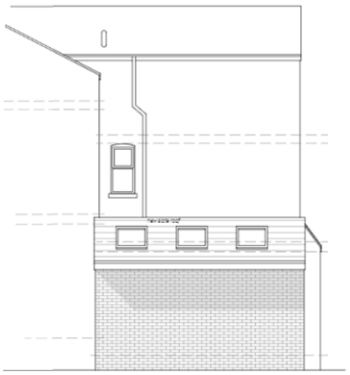
Tree Preservation Order: Not applicable

Description of area
Selbourne Road is a short street connecting Barlow Moor Road/Manchester Road to Keppel Road within Chorlton District Centre. The area is mixed use, with predominantly residential dwelling houses at the East end of the street with commercial businesses at the West end of the street facing onto Barlow Moor Road/Manchester Road



© Crown copyright and database rights 2024. Ordnance Survey 100019568

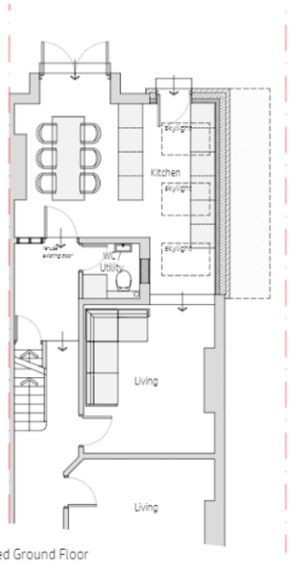
Description of development
The applicant is seeking permission for the erection of a single storey side/rear infill extension with extended canopy to provide additional living accommodation.



Proposed Side Elevation



Proposed Rear Elevation



Proposed Ground Floor

Consultations & Notification Responses

Local residents, as per appendix 1 - no comments or objections received.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –
The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)
The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone
Places for Everyone (2022-2039) – 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.
The following policies are relevant:

- JP-S1- Sustainable development

The National Planning Policy Framework (December 2023)
The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle
The submitted application is for the erection of single storey side extension with canopy to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

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. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass
The proposed extension would be sited at the rear of the property, behind the existing side extension to infill the space here, it would project out from the side by 2000mm with an additional 1000mm with the canopy, whilst it would extend back by 5130mm with a projection beyond the existing outrigger of just 120mm. It would have a lean-to roof with a maximum height of 3850mm, sloping down to 3060mm at edge extension with the canopy sloping down to a height of 2650mm.

The proposal is only infilling the corner of the property and does not project out any more than the original building footprint, ensuring it is not prominent on the street seen or overbearing on neighbours. As such, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property.

Residential Amenity
Given that the proposed extension would be single storey with a maximum height of 3850mm sloping down to 3060mm and the canopy further down to 2650mm towards the boundary, 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. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not infringed upon.

The existing door and window on the side elevation would be infilled and 3no. new skylights added to the roof and 1 no. glazed door added to the rear elevation. As the rear glazed door is adjacent to the existing rear doors, it is not anticipated that the new door and skylights will cause any privacy issues for the residents or neighbours.

In addition, no objections have been received in response to the application.

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

Design and Visual Amenity
The proposed addition would be built with brickwork and roof tile to match the existing dwellinghouse. Its side elevations would remain blank and featureless with the rear elevation featuring a bifold glazed door

The proposal would not be largely visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Car Parking
The current parking arrangements would be unaffected by this proposal.

Waste Storage
The storage of refuse bins would not be affected by the proposal.

Conclusion
Given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:
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. Specified plans:
The development hereby approved shall be carried out in accordance with the following drawings and documents:

a. Drawing – Location Plan – 02 July 2024
b. Drawing – Proposed Plans and Elevations 02 July 2024 – Drawing number: 'KH920-101

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:
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 policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Car Parking Spaces, 448 Barlow Moor Road, Manchester, M21 0BQ
448C Barlow Moor Road, Manchester, M21 0BQ
19A Keppel Road, Manchester, M21 0BP
19 Keppel Road, Manchester, M21 0BP
Flat 2, 450A Barlow Moor Road, Manchester, M21 0BQ
Flat 1, 450A Barlow Moor Road, Manchester, M21 0BQ
448B Barlow Moor Road, Manchester, M21 0BQ
448A Barlow Moor Road, Manchester, M21 0BQ
Second Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ
456 - 458 Barlow Moor Road, Manchester, M21 0BQ
The Beagle, Ground Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ
First Floor, 456 - 458 Barlow Moor Road, Manchester, M21 0BQ
Flat 3, 32A Manchester Road, Chorlton, Manchester, M21 9PH
Flat 2, 32A Manchester Road, Chorlton, Manchester, M21 9PH
Flat 1, 32A Manchester Road, Chorlton, Manchester, M21 9PH
450A Barlow Moor Road, Manchester, M21 0BQ
3A Warwick Road, Manchester, M21 0AU
32A Manchester Road, Chorlton, Manchester, M21 9PH
31 Keppel Road, Manchester, M21 0BP
454 Barlow Moor Road, Manchester, M21 0BQ
6 Selborne Road, Manchester, M21 0BL
29 Keppel Road, Manchester, M21 0BP
23 Keppel Road, Manchester, M21 0BP
21 Keppel Road, Manchester, M21 0BP
1 Selborne Road, Manchester, M21 0BL
3 Selborne Road, Manchester, M21 0BL
11A Warwick Road, Manchester, M21 0AU
7 Selborne Road, Manchester, M21 0BL
5 Selborne Road, Manchester, M21 0BL
7 Warwick Road, Manchester, M21 0AU
5 Warwick Road, Manchester, M21 0AU
3 Warwick Road, Manchester, M21 0AU
1 Warwick Road, Manchester, M21 0AU
Proof Bar, 30A Manchester Road, Chorlton, Manchester, M21 9PH
450 Barlow Moor Road, Manchester, M21 0BQ
27 Keppel Road, Manchester, M21 0BP
Wood And Woolfstein Dental Practice, 452 Barlow Moor Road, Manchester, M21 0BQ
1A Warwick Road, Manchester, M21 0AU
448 Barlow Moor Road, Manchester, M21 0BQ
11 Warwick Road, Manchester, M21 0AU
9 Warwick Road, Manchester, M21 0AU
9 Selborne Road, Manchester, M21 0BL
33 Keppel Road, Manchester, M21 0BP

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