MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139374/FH/2024
Date registered valid:	26 February 2024
Proposal:	Erection of part single, part two storey rear extension to provide additional living accommodation
Address:	103 Hart Road, Manchester, M14 7EZ
Ward(s):	Fallowfield Ward
Applicant:	Mr Adam Beattie
Agent (if any):	Mr Ian Grainger, Blu Room Architecture
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18th February 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 7 March 2024 Expired: 28 March 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 site relates to a two storey brick built semi-detached dwellinghouse identified as 103 Hart Road. It is situated within the Fallowfield Ward of the City. The property benefits from a front garden, with off road parking and a modern porch addition. A gate leads to the rear garden. Boundary treatments comprise of timber fencing to the rear garden and a low wall to the front.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential in nature with properties of a similar age and design to the proposal site. It is on a sustainable public transport network and is easily accessible by alternative modes of transport to the car. It is supported by a good choice of local services

Description of development
The application is for the erection of a part single part two storey rear extension to create additional living accommodation in the form of open plan kitchen diner to the ground floor, and an additional bedroom to the first floor. The single storey projects 3.5 m from the rear of the property and extends the full width of the house. The first -floor extension projects 3.5m from the rear and extends widthways for 3.6m.
The materials proposed will match those of the existing property.

Consultations & Notification Responses
Local Residents were informed- no representations have been received.

Issues

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 EN 19 - Waste Management
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 extending an existing residential property in an established residential area to create additional living accommodation is considered acceptable, subject to further assessment on impacts upon the character of the property and 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 to indicate otherwise.

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.

Residential Amenity
The property is a brick built semi-detached dwellinghouse located on Hart Road. This particular property is as originally built, with a couple of small free- standing sheds within the garden. The garden is a combination of lawn and paved areas. The proposal is for a part single part two storey rear extension. The two- storey element has a hipped roof and is on the elevation closest to the common boundary with number 105 Hart Road. The location of this retains the gap to the boundary with number 105. The two- storey extension occupies approximately half of the rear elevation, with the remaining half being mono-pitched, single storey, as it approaches the common boundary with number 101 Hart Road. There are no windows in the side elevations with the windows being in the rear elevations overlooking the applicants own garden area.

The extension to the existing dwellinghouse would provide overall living accommodation in the form of open plan kitchen diner, lounge, bedroom and WC to the ground floor and 4 bedrooms and family bathroom to the first floor. The proposed development has been designed to ensure that the impacts upon the neighbouring properties are kept to a minimum. The window

placements ensure that there is no overlooking or loss of privacy and the extensions remain subservient to the existing property.

It is therefore considered that the proposed works would not have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties post development.

The proposal would post development retain sufficient usable external amenity space for the occupants of number 103 Hart Road.

Visual Amenity
The proposal projects off the existing house from the rear building line and would not be readily viewed within the street scene. There are many properties within the area that have had the benefit of similar extensions. The proposed extensions retain subservience to the existing property and it is not considered that the proposal would have a detrimental impact upon the character of the property itself, the area within which it is located nor upon the visual amenity of the neighbouring properties.

Materials
The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

Design and Siting
The design is similar to other properties within the immediate and wider area and consideration has been given to the proposed siting reducing the bulk and massing on the common boundaries. The proposed design and siting is considered acceptable.

Bin Storage
The bins are currently stored alongside the property behind the gates, this would remain the same post development.

Parking
The proposal does not impact upon the availability of in curtilage parking.

Overall the proposed extension is considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for number 103 Hart Road. No representations have been received and the proposed development is considered acceptable.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance no negotiations were required, and the application has been determined inaccordance with both national and local policies and in a timely manner.

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:
Drawing 03- Proposed Floor Plans received 26th February 2024
Drawing 04- Proposed Elevations received 26th February 2024
Drawing 05- Location Plan received 24th February 2024

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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, and as stated on the Householder Application Form.

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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without

modification) no windows or doors shall be inserted into the elevations of the extension 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 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

54 Hart Road, Manchester, M14 7AD
52 Hart Road, Manchester, M14 7AD
105 Hart Road, Manchester, M14 7EZ
8 Eastham Avenue, Manchester, M14 7AT
101 Hart Road, Manchester, M14 7EZ
6 Eastham Avenue, Manchester, M14 7AT
56 Hart Road, Manchester, M14 7AD

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) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA