

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138643/FH/2023

Date registered valid: 24 November 2023

Proposal: Erection of a single storey rear extension together with raised decking area to form additional living accommodation and installation of new front boundary treatment.

Address: 162 Palatine Road, Manchester, M20 2QH

Ward(s): Didsbury West Ward

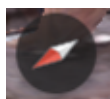
Applicant: Mr & Mrs Cullen

Agent (if any): Mr Simon Miles, S R Miles Ltd

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24th January 2024



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: Utilised google street view and earth

Standard consultations:

Printed: 5 December 2023 Expired: 26 December 2023

Neighbour notifications

Printed: 5 December 2023 Expired: 26 December 2023

Site notice

Posted: 21 December 2024 Expired: 14 January 2025

Press advert

Published: 12 December 2023 Expired: 26 December 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to a large two storey detached dwelling house located south of the City Centre in the Didsbury West ward area of Manchester. The property is occupied over four floors which includes the basement and roof space. The property lies within a large plot of land with amenity space to the front side and rear of the property. The property has previously been altered by way of the addition of rear dormers, conversion of basement and roof space and rear extension.



Listed building: Not applicable

Conservation area: Albert Park Conservation Area 1988

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in character with a mix property types varying from terraced, semi detached and large detached properties.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension together with raised decking area to form additional living accommodation and installation of new front boundary treatment.

Consultations & Notification Responses

Local residents - as per Appendix 1. No comments or representations have been received as a result of this proposal.

Environmental Health - Comments as follows.

Recommend that the following conditions are attached to any approval.

DEMOLITION CONSTRUCTION HOURS

Construction demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

WDRA - Whilst the WDRA does not wish to object to this application we would like to note that, as the property is inside the conservation area, consideration is given to a native hedge rather than a laurel (which as well as a non native specimen is also highly poisonous).

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 DC18 for Conservation Areas
- 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 3 Heritage
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

The City 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.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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

Previous applications relating to the site as follows:

116441/NMC/2017 - Application Approved - 08.06.2017 - Non material amendment to planning permission 111503/FO/2016/S2 to allow for changes to roof

116699/FH/2017 - Application Approved - 29.12.2017 - Installation of rear dormer roof extension, together with solar panels and elevational alterations to the rear

111503/FO/2016/S2 - Application Approved - 09.06.2016 - Erection of a single storey rear extension and porch and recladding and new window to existing dormer to provide additional living accommodation

038405 - Application Approved - 11.04.1991 - Conversion of loft into three new bedrooms and one bathroom with a dormer window at the rear.

F14488/LA - Application Approved - 04.02.1981 - Sheltered housing accommodation comprising a 3-storey block of 6 flats, after demolition of existing house.

Residential Amenity

The proposal will see the erection of a single storey rear extension together with raised decking area to form additional living accommodation and installation of new front boundary treatment.

Single storey rear extension

The extension would project off the rear wall measuring 4.0m and 6.0m respectively with a width across the rear wall measuring 8.8m approximately. The extension would accommodate an enlarged kitchen and living area. Given the nature of the use, the City Council considers that the extension is acceptable. Floor to ceiling windows are proposed on the rear with a return on the side facing inwards towards the adjacent property with bi folding doors on the remaining rear element of the extension. Whilst some glazing would face the boundary of the adjacent property, given that there is a large brick façade with no windows, it is considered that there would be no overlooking or loss of privacy given by the expanse of glazing in this section of the extension. The roof of the extension would be flat with the inclusion of two roof lights.

Although the extension exceeds City Council's saved Policy DC1 of 3.65 metres, there has been no objection from the adjoining properties. In addition, should the applicant build a single storey extension under the Larger Homes scheme in the same materials independently and receive no objection and comply with all other relevant limitation, this would be allowed to be built under permitted development.

Rear raised terrace

The applicant proposes to create a raised terraced area 500mm above ground level which would project off the extension measuring a total of 3.8m with the addition of stairs leading to the rear garden area. Given the boundary treatment of the adjacent property no. 164, and the fact there is a brick façade without windows, there would be no overlooking or loss of privacy from the creation of the raised terrace.

The extension and raised terrace would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area is retained although houses in the immediate vicinity are themselves altered and extended; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Front boundary

The existing front boundary shows an open vehicular access with stone pillars and brick wall with hedging. The applicant is proposing to widen the access slightly and install a sliding gate. The gate materials have been confirmed as Grey stained timber panelled sliding gate, with open railed detail in top section and would be considered to be an acceptable material choice for the conservation area.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area and would not provide a domineering and harmful outlook on the occupiers of the adjoining properties. Therefore, it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick with single ply roof system as specified in the application form.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring properties at either side and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Impact on the Albert Park Conservation Area

The proposal is considered to provide less than substantial harm that is outweighed by the benefits of the scheme.

The proposal would be located in a suitable position and would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Waste management

The storage of bins are not affected by this proposal as adequate space is still retained to the rear. Therefore the bins would be screened from within the street scene which accords with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policies DC1 and DC18 and policies SP1, EN3 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

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.

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 on 24th November 2023 numbered 22 374 PL200 Proposed Site Plan

Received on 24th November 2023 numbered 22 374 PL201 Proposed Floor Plans

Received on 24th November 2023 numbered 22 374 PL202 Proposed Elevations

Received on 24th January 2023 numbered 22 374 PL203 P1 Existing and Proposed Street Scene Elevations

Received on 24th November 2023 Design and Access Statement

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 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 policy DM1 of the Manchester Core Strategy.

Informative

Construction demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 4, 158 Palatine Road, Manchester, M20 2QH

Flat 3, 158 Palatine Road, Manchester, M20 2QH

Flat 2, 158 Palatine Road, Manchester, M20 2QH

Flat 1, 158 Palatine Road, Manchester, M20 2QH

158A Palatine Road, Manchester, M20 2QH

Flat 7, 158 Palatine Road, Manchester, M20 2QH

Flat 5, 158 Palatine Road, Manchester, M20 2QH

Flat 6, 158 Palatine Road, Manchester, M20 2QH

Eastham Court, 167 Palatine Road, Manchester, M20 2GH

156 Palatine Road, Manchester, M20 2QH

Flat 6, 173 Palatine Road, Manchester, M20 2GH
Flat 4, 173 Palatine Road, Manchester, M20 2GH
173 Palatine Road, Manchester, M20 2GH
Flat 2, 173 Palatine Road, Manchester, M20 2GH
Flat C, Stanton Grange Mews, 160 Palatine Road, Manchester, M20 2QH
Flat B, Stanton Grange Mews, 160 Palatine Road, Manchester, M20 2QH
Flat 9, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 5, 171 Palatine Road, Manchester, M20 2GH
Flat 8, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 3, 156 Palatine Road, Manchester, M20 2QH
Flat 4, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 2, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 6, 169 Palatine Road, Manchester, M20 2GH
Flat A, Stanton Grange Mews, 160 Palatine Road, Manchester, M20 2QH
171 Palatine Road, Manchester, M20 2GH
5 Agalia Gardens, Manchester, M20 2PZ
Flat 5, 173 Palatine Road, Manchester, M20 2GH
Flat 3, 173 Palatine Road, Manchester, M20 2GH
Flat 1, 173 Palatine Road, Manchester, M20 2GH
169 Palatine Road, Manchester, M20 2GH
Flat 1, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 5, 169 Palatine Road, Manchester, M20 2GH
Flat 4, 169 Palatine Road, Manchester, M20 2GH
Flat 3, 169 Palatine Road, Manchester, M20 2GH
Flat 2, 169 Palatine Road, Manchester, M20 2GH
Flat 1, 169 Palatine Road, Manchester, M20 2GH
166 Palatine Road, Manchester, M20 2QH
164 Palatine Road, Manchester, M20 2QH
2 Tripps Mews, Manchester, M20 2JT
3 Tripps Mews, Manchester, M20 2JT
Flat 7, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 4, 156 Palatine Road, Manchester, M20 2QH
Flat 2, 156 Palatine Road, Manchester, M20 2QH
Flat 1, 156 Palatine Road, Manchester, M20 2QH
Flat 1, 171 Palatine Road, Manchester, M20 2GH
Flat 6, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 5, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 3, Eastham Court, 167 Palatine Road, Manchester, M20 2GH
Flat 7, 171 Palatine Road, Manchester, M20 2GH
Flat 6, 171 Palatine Road, Manchester, M20 2GH
Flat 4, 171 Palatine Road, Manchester, M20 2GH
Flat 3, 171 Palatine Road, Manchester, M20 2GH
Flat 2, 171 Palatine Road, Manchester, M20 2GH
4 Tripps Mews, Manchester, M20 2JT
5 Tripps Mews, Manchester, M20 2JT

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
Conservation Area - Albert Park Conservation Area 1988
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA

