

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138440/FH/2023
Date registered valid: 31 October 2023
Proposal: Erection of a single storey side and rear extension to provide additional living accommodation
Address: 9 Rufford Road, Manchester, M16 8AE
Ward(s): Whalley Range Ward

Applicant: Mr Slater & Ms Frankland
Agent (if any): Mr Nick Harden Edifice Building Consultants Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18th December 2023



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 14 November 2023
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 7 November 2023 Expired: 28 November 2023
Site notice Posted: 14.11.2023 Expired: 5.12.2023
Press advert Published: 14 November 2023 Expired: 28 November 2023
Departure from Development Plan: No
Environmental Statement: Not required

Description of site/building

The site relates to a two storey semi detached property in the Whalley Range ward area of Manchester. There is a garden to the front with access along the side and a large garden to the rear. The property features a two storey outrigger and rear dormer. The property is surrounded by various sized properties ranging from large detached and semi detached properties. Parking is mainly on street.



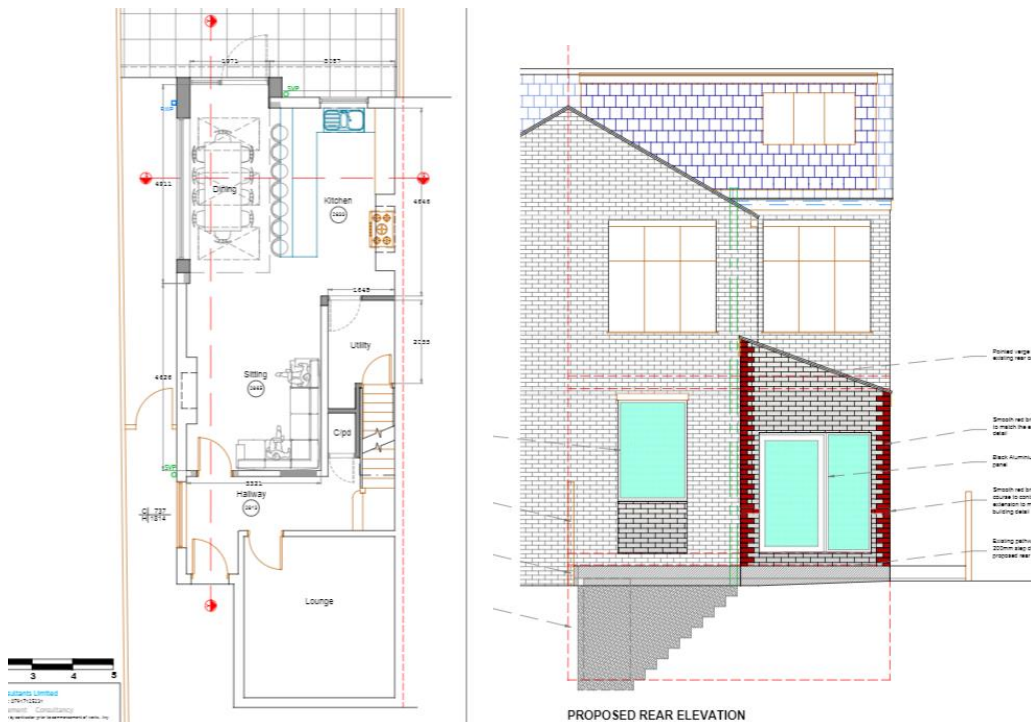
Listed building: Not applicable
Conservation area: Whalley Range Conservation Area 1992
Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension to provide additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One letter of support has been received in respect of this application were received. Summary of comments as follows:

- Fully support the application

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)

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

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

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

No previous planning applications relating to this site.

Residential amenity

The property is sited on the east side of Rufford Avenue within a predominantly residential area of Whalley Range. The applicant is seeking planning permission for the erection of a single storey side and rear extension to provide additional living accommodation. The property benefits from a two storey rear outrigger with dormer to the rear. The proposal would project off the rear wall of the property extending rearwards in line with the two storey outrigger projecting beyond the rear

wall marginally. The proposal will not project beyond the original side wall of the property therefore retaining a gap to the adjacent property no. 7 Rufford Road.

A door and window are proposed on the rear elevation with high level windows proposed along the side. Given the height of the windows along the side being above 1.7m above ground level, it is not anticipated that there would be overlooking or loss of privacy given by the location of these windows. The roof would be a mono pitch sloping roof with the inclusion of three roof lights.

Overall, it is considered that the addition to the side and rear of the property would not provide an impact upon the occupiers of surrounding properties. Given the height, projection and relationship to adjacent properties, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property and therefore the development accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

In context to the existing property the extension is acceptable. The scale and massing of the proposal is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present an unusual feature in the immediate area and due to the existence of other similar extensions to a variety of house types in the immediate area, the size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching as specified in the application form and on the drawings. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear 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 Whalley Range Conservation Area

The proposal is considered to provide less than substantial harm to the conservation area 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.

Disabled access

Not applicable

Refuse Bins

There suitable space is still retained along the side of the property for the storage of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be unaffected by the proposal and would be retained at the front of the property.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and 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.

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. 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 31st October 2023 numbered 877-3.01 Rev A Proposed Ground Floor Plan
Received 31st October 2023 numbered 877-3.02 Rev A Proposed Basement Floor
Received 31st October 2023 numbered 877-4.01 Rev A Proposed Elevations
Received 31st October 2023 numbered 877-4.03 Rev A Proposed Rear Elevation
Received 31st October 2023 numbered 877-4.04 Rev A Proposed Side Elevation
Received 31st October 2023 numbered 877-4.05 Rev A Proposed Side Elevation
Received 31st October 2023 numbered 877-5.01 Rev A Proposed Section A-A
Received 31st October 2023 numbered 877-5.02 Rev A Proposed Section B-B
Received 31st October 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 dormer hereby permitted shall match those in type, size, colour and texture as specified in the application forms.

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 dormer, pursuant to saved policies of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

13 Rufford Road, Manchester, M16 8AE
5 Rufford Road, Manchester, M16 8AE
Flat 5, 4 Carlton Road, Manchester, M16 8BB
Flat 4, 4 Carlton Road, Manchester, M16 8BB
Flat 3, 4 Carlton Road, Manchester, M16 8BB
Flat 2, 4 Carlton Road, Manchester, M16 8BB
Flat 1, 4 Carlton Road, Manchester, M16 8BB
11 Rufford Road, Manchester, M16 8AE
30 Withington Road, Manchester, M16 8BX
6 Rufford Road, Manchester, M16 8AE
36 Withington Road, Manchester, M16 8BX
32 Withington Road, Manchester, M16 8BX

7 Rufford Road, Manchester, M16 8AE
St Margarets Rectory, Rufford Road, Manchester, M16 8AE
34 Withington Road, Manchester, M16 8BX

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 - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA