MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138937/FH/2024
Date registered valid:	11 January 2024
Proposal:	Erection of part single/part two storey extensions to the side and rear to form additional living accommodation following demolition of existing garage.
Address:	143 Alexandra Road South, Manchester, M21 7TF
Ward(s):	Chorlton Park Ward
Applicant:	Mr Avi Kar
Agent (if any):	
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 March 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4th March

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 12 January 2024 Expired: 2 February 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 property that is the subject of this householder application is a red brick and render 2 storey detached dwellinghouse. It has a hipped tiled roof and UPVC windows with a continuous canopied bay to the front elevation at ground floor. There is a good -sized front garden, which is a combination of paved area and established lawn, shrub and tree planting. Access is taken from alongside the house where there is a free- standing garage. This leads through to the rear garden, which has a gated paved area to the top of the garden with the remainder being laid to lawn again with established tree and shrub planting. To the northern side of the site lies banking which dips down to the former Fallowfield Loop, the banking is separated from the proposal site by Palisade fencing and densely covered scrub/ planting. There are no neighbouring properties to that elevation. There is space for several vehicles to park in curtilage on the driveway to the frontage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
To the southern side of the site are a pair of semi -detached properties identified as 145 and 147 Alexandra Road South.

The property is near to a number of local schools and green spaces in the form of Hough End playing fields amongst others and benefits from being a short distance to Chorlton District Centre, which contains a variety of retail services and amenities and within walking distance to the tram stop on Mauldeth Road West. It is located on a good sustainable transport network

Description of development
The proposal is for the erection of a two storey side and part single part 2 storey rear extension to create additional living accommodation in the form of extended lounge , utility room and extended dining room to the ground floor with 2 bedrooms 1 with en-suite and a family bathroom to the first floor. To facilitate the development the existing free standing garage is to be demolished. The materials to be used will match those of the existing property.

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

Issues

POLICIES
UNITARY DEVELOPMENT PLAN SAVED POLICIES
DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and the following criteria:
a) they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings)
b) they do not create an undue loss of sunlight, daylight or privacy
c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details
d) they would not result in the loss of off street car parking in a situation where there is so severe an existing on street car parking problem that unacceptable additional pressures would be created

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length

DC1.4 In considering proposals for 2 storey side extensions, the council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the council will seek to ensure that:
a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned
b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole
c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved
As a guide and without prejudice to the generality of this policy, the council will normally permit 2 storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The National Planning Policy Framework
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",

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. The relevant areas of the NPPF have been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)
Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-
- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of

the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;
2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages.

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.

ISSUES

Principle
The principle of extending existing residential accommodation to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity. and upon the character of the area.

Residential / Visual Amenity.
The submitted application is for the erection of a two- storey side and part single/part two storey rear extensions following the demolition of the existing free standing garage. The extension to the existing dwellinghouse would provide additional living accommodation in the form of extended dining room, extended lounge, and utility room with 2 further bedrooms and family bathroom proposed at the first floor.

The extension to the side would be in line with the existing front building line, however the existing ground floor bay that houses the lounge and porch with the continuous canopy sits forward of this. In this instance given that there are no residential properties to the side of the house that is to accommodate the two storey side extension, it is not considered that a set back from the frontage would be required. Having the extension in line, mirrors the appearance of the semis at 145 -147.

The two- storey rear extension only extends part way towards the common boundary with number 145 Alexandra Road South with the remainder as it approaches that boundary only

being single storey. There are no windows proposed in the side elevation along that common boundary with the windows being in the rear overlooking the applicants' own garden. In addition, as number 143 is detached, there is a physical break between the properties which retains a good -sized gap to the common boundary from even the single storey rear element. It is not considered that the proposed extensions would have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties.
With regards to the visual amenity, whilst occupying an enlarged footprint, the property will not appear very different when viewed within the street scene, It would retain a hipped roof, the proposed windows in the front elevation (2) are in proportion to the existing and the development appears balanced. The first -floor extension would be set in at first floor off the common boundary with number 145 Alexandra Road South and given the detached nature of the host property a gap will be retained to the boundary with the neighbouring properties. There is no potential for terracing effect to either side of the property as a result of the proposed extensions. The rearward projection is relatively modest and being set in at the first floor from the neighbouring boundary is not considered that it would have a detrimental impact upon the residential or visual amenity currently enjoyed by the neighbouring properties.

The proposal would post development retain a good- sized amount of usable amenity space for the occupants of number 143 Alexandra Road South

Character
It is not considered that the proposed development would it have a detrimental impact upon the character of the property itself or upon the character of the area within which it is located.

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.

Bin Storage- The bins are currently stored in the rear garden. This has not been covered in the detail as to where the bins would be stored post development. As such a condition requiring the details of the design and location of an appropriate bin store will be attached to any consent granted.

Parking- The proposal will retain space for in curtilage parking to the front of the property. Provision of more than one space in curtilage is achieved and this is in line with national and local policy.

Overall, the proposed extensions are 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 143 Alexandra Road South.

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. The application has been determined in accordance with both national and local policies and following that assessment has been considered to be acceptable subject to the attachment of appropriate conditions.

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:
Proposed Ground floor layout 110/06
Proposed First Floor Plan 110/07
Proposed Roof Plan 110/08
Proposed front and rear elevation 110/11
Proposed side elevation (facing 145) 110/12
Proposed side (southern) elevation 110/13 received by email 7th March 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 including patching in and mortar shall match those of the existing building 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 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 drawings - 04 Rev B proposed ground floor plans and 06 Rev B proposed elevations received 27th December 2023

5) 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 part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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.

Appendix 1 – List of consultees & neighbours notified

316 Mauldeth Road West, Manchester, M21 7RF
145 Alexandra Road South, Manchester, M21 7TF
164 Alexandra Road South, Manchester, M21 7TD

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
Area Team Boundary - Name: SOUTH AREA