

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138715/FH/2023

Date registered valid: 4 December 2023

Proposal: Erection of a single storey rear extension including a raised terrace and enlarged dormer to the roof to provide additional living accommodation and installation of external wall insulation to the side and rear of the property

Address: 1 Chandos Road South, Manchester, M21 0TH

Ward(s): Chorlton Park Ward

Applicant: Mr & Ms. Ade & Rebecca Lolu & Wolfendale

Agent (if any): Ms Jo Sharples, Editional Studio

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 December 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 December 2023 Expired: 29 December 2023

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a three-storey semi-detached C3 dwellinghouse of redbrick with a grey slate roof. The property features brown uPVC framed windows, including a two-storey bay to the front and dormer window to the rear, a paved front driveway bordered by a mid-level redbrick wall and foliage, a front porch extension, a single storey rear outrigger and a detached outbuilding situated within a spacious rear garden.

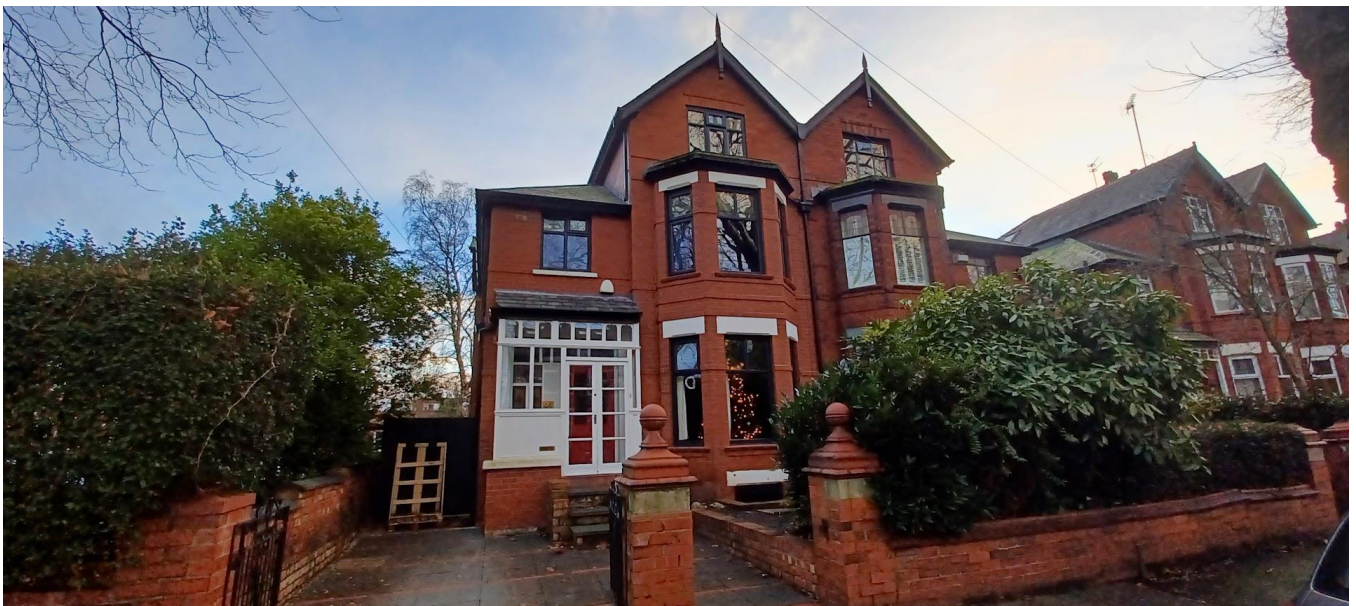


Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

Chandos Road South is a residential street situated within the Chorlton Park ward of Manchester, close to Wilbraham Road (A6010), St Margaret's Sports Playing Fields, and Chorlton district centre. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension including a raised terrace area and enlarged dormer to the roof to provide additional living accommodation and installation of external wall insulation to the side and rear of the property.

Planning history

31898 - Single storey kitchen extension rear of dwellinghouse – **PER** (30.06.1988).

32162 - Single storey rear extension to form a kitchen – **APP** (13.09.1988).

Consultations & Notification Responses

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

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

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

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

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.

Issues

Policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey rear extension together with a raised terrace area, enlarged dormer, and external wall insulation (EWI) in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the single storey extension would be sited at the back of the property, facing east, adjoining / amending the existing single storey outrigger. It would project 2.65m rearwards from the host dwellinghouse, with a total length / depth of 2.835m, width of 7.264m, mono pitch roof height of 4.138m and an eaves height of 3.025m. It would be sited along the boundary shared with No.3 Chandos Road South, with a gap of 1.579m maintained to the boundary shared with No.497 Wilbraham Road.

The raised terrace area would adjoin the proposed single storey rear extension, facing east. It would project 2.66m rearwards, with a width of 4.1m, and a height of 0.582m. A gap of 0.904m would be maintained to the boundary shared with No.3 Chandos Road South, and a gap of 1.729m would be maintained to the boundary shared with No.497 Wilbraham Road. Privacy screens measuring to 2.66m in length and 2.382m in height would be included along the property's north and south shared boundaries to protect the residential amenity of neighbouring occupiers.

The dormer extension would be sited within the rear-facing roof slope of the host dwellinghouse, facing east. It would have a length / depth of 4.293m, width of 2.743m, and dual pitch roof height of 1.933m (set 0.208m below the existing roof ridge, and 1.322m above the existing eaves). A gap of 0.359m would be maintained to the boundary shared with No.3 Chandos Road South, and a gap 4.129m would be maintained to the roof edge.

The 2.835m total rearward projection (of the rear extension) does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. Moreover, the developments are understood as being subservient to host dwellinghouse in terms of their dimensions and would not result in 'excessively large or bulky' additions to the property.

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

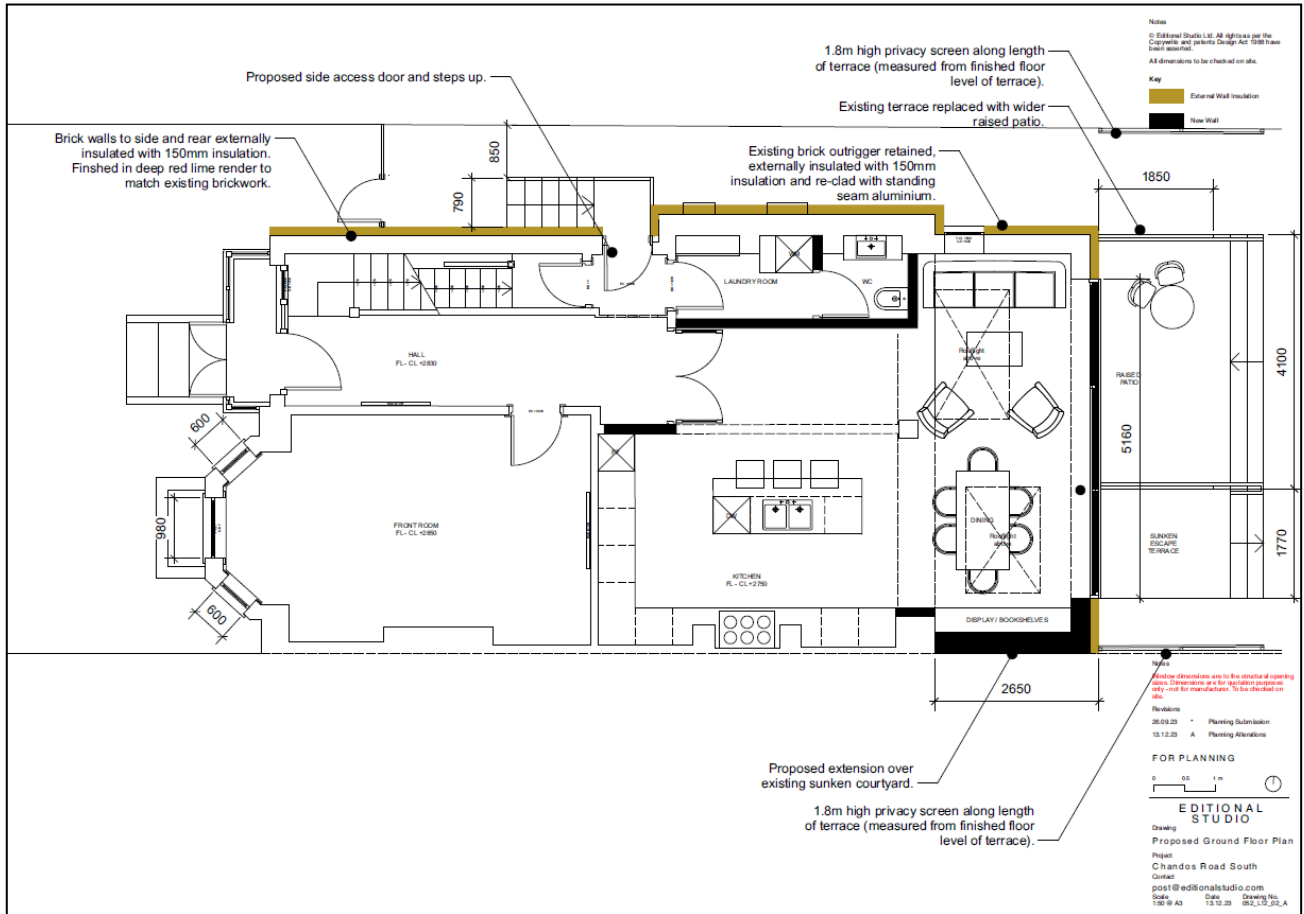


Figure 4. Submitted proposed ground floor plan.

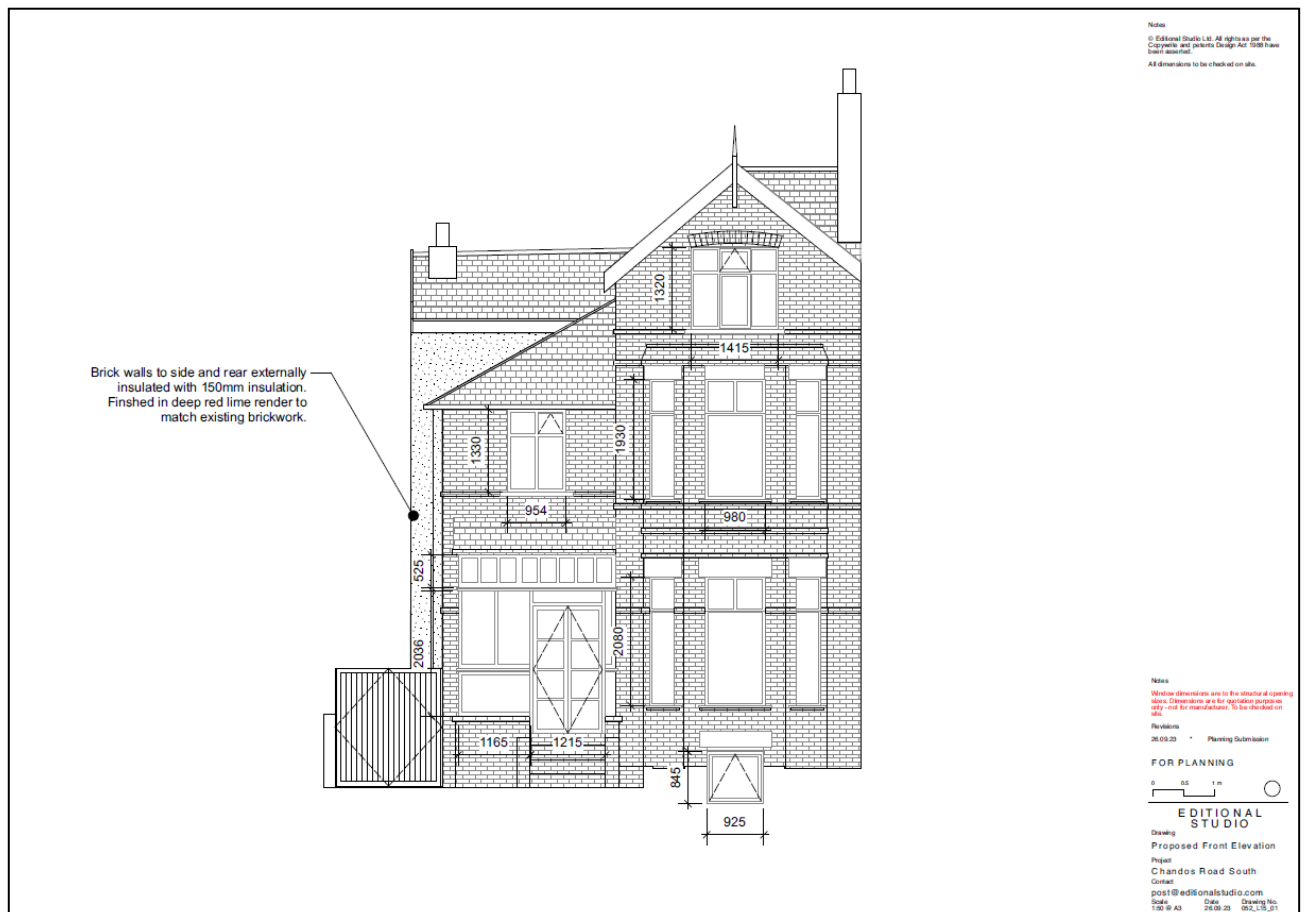


Figure 5. Submitted proposed front elevation.

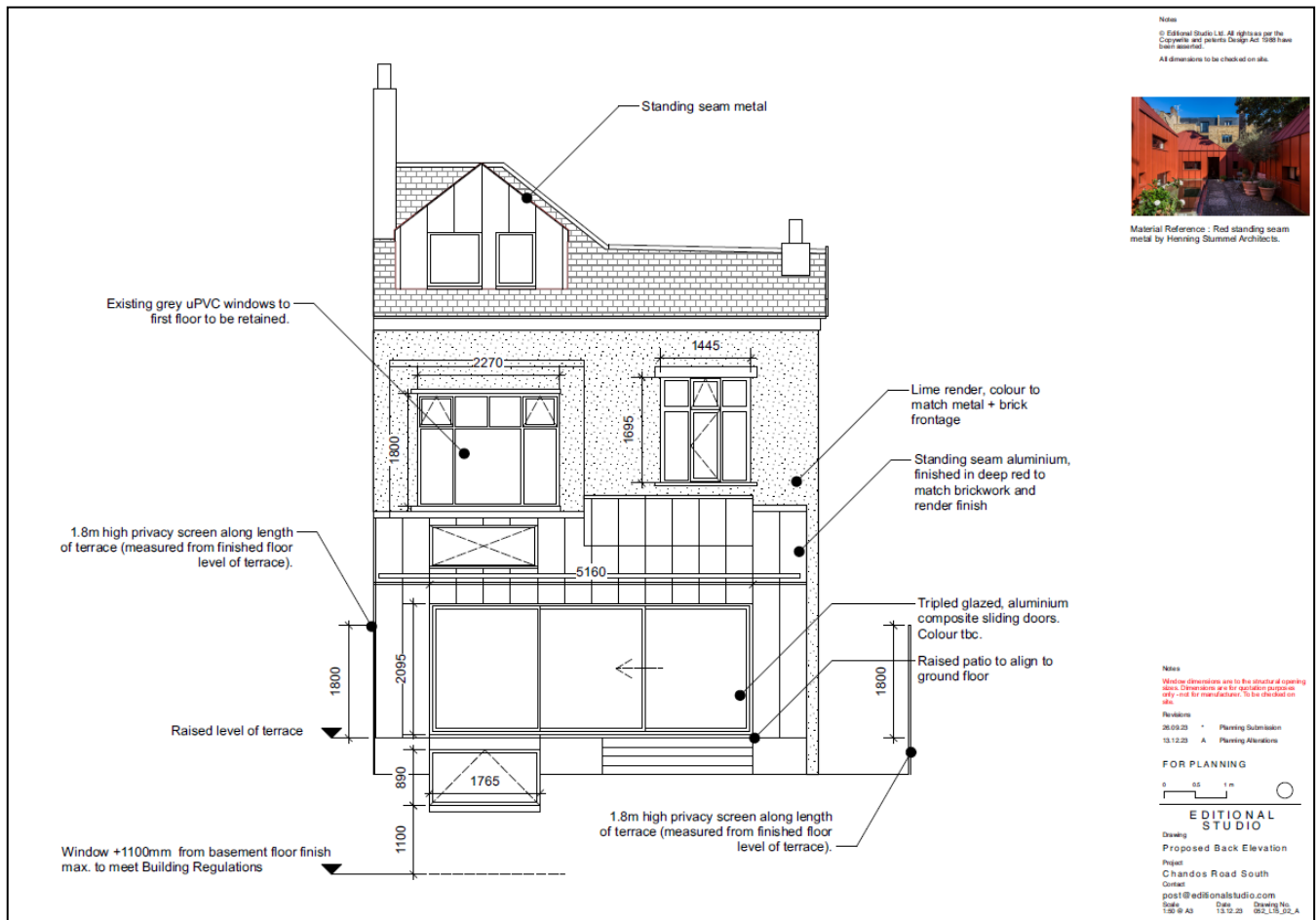


Figure 6. Submitted proposed rear elevation.

Appearance and visual amenity – the rear extension would feature standing seam metal cladding to its elevations and roof (to match the existing brickwork in terms of its colour), with aluminium-framed windows and doors. Its southern side elevation would be blank and featureless, whilst its rear elevation would feature a set of sliding doors. Its northern side elevation would retain the existing window opening featured on the property's outrigger, whilst its mono pitch roof would feature one flat skylight (measuring to 1.2m by 1.725m) and one raised roof lantern (measuring to 1.2m by 2.1m by 0.9m).

The raised terrace area would be a simple construction consisting of red brickwork and bordered by black / dark grey railings.

The dormer extension would feature standing seam metal cladding to its elevations and roof (to match the existing brickwork in terms of its colour), with the existing timber frame windows retained and renovated to incorporate double glazing with stained glass. Its side elevations would be blank, whilst its rear elevation would feature two windows.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the rear of the property, the proposal would not be 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 materials with a similar colour palette to those of the host dwellinghouse should ensure that the developments do not form prominent visual features. 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.

Residential amenity – given that the rear extension would be single storey, sited north of the adjoining residential property and with a gap of 1.579m maintained to the boundary shared with No.479 Wilbraham Road, 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 only side-facing window would be in the same positioning as the existing outrigger's and, as such, should have no further impact upon the privacy of neighbouring occupiers.

Given the small-scale nature of the raised terrace area, this aspect of the proposal should also not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, it would also include privacy screens measuring to 2.66m in length and 2.382m in height which would run along the property's shared boundaries, thus protecting the privacy of neighbouring occupiers.

The rear dormer's siting within the host dwellinghouse's roof space, with a considerable set back from the eaves, should ensure that the development does 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.

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.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes the installation of external wall insulation to the front, side and rear elevations of the host dwellinghouse. This would consist of a layer of 150mm thick deep red lime render (coloured to match the existing brickwork). The render would feature a smooth finish along the property's front and rear elevations, and a part-smooth / part-rough finish to the property's northern side elevation. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area as well as the clear benefits that it would incur for the property's occupants, including increased thermal efficiency and a reduced carbon footprint overall.

The proposal also includes the replacement of the existing ground floor window along the host dwellinghouse's northern side elevation with a painted timber door and reclaimed brick steps. This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area.

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual and residential amenity, 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 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

-‘Proposed Basement Floor Plan’, numbered ‘052_L12_01’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.

-‘Proposed Ground Floor Plan’, numbered ‘052_L12_02_A’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.

-‘Proposed First Floor Plan’, numbered ‘052_L12_03’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.
-‘Proposed Second Floor Plan’, numbered ‘052_L12_04’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.
-‘Proposed Roof Plan’, numbered ‘052_L12_05’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.
-‘Proposed Front Elevation’, numbered ‘052_L15_01’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.
-‘Proposed Back Elevation’, numbered ‘052_L15_02_A’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.
-‘Proposed Side Elevation’, numbered ‘052_L15_03_A’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.
-‘Proposed Side Elevation’, numbered ‘052_L15_04_A’, stamped as received by the City Council as Local Planning Authority on the 15th December 2023.

Reason - To ensure 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 developments hereby permitted shall match those specified on the submitted application form and approved plans.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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) The proposed privacy screens, shown on revised drawings ‘052_L12_02_A’, ‘052_L15_02_A’, ‘052_L15_03_A’ and ‘052_L15_04_A’, shall be implemented and be in place prior to the first use/occupation of the development and shall be so maintained and retained at all times thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

499 Wilbraham Road, Manchester, M21 0UJ
4 Chandos Road South, Manchester, M21 0TF
Annexe, 2 Chandos Road South, Manchester, M21 0TF
Flat 2, 80 St Werburgh's Road, Manchester, M21 0UL
2 Chandos Road South, Manchester, M21 0TF
6A Chandos Road South, Manchester, M21 0TF
Flat 3, 80 St Werburgh's Road, Manchester, M21 0UL
Flat 1, 80 St Werburgh's Road, Manchester, M21 0UL
495 Wilbraham Road, Manchester, M21 0UJ
84 St Werburgh's Road, Manchester, M21 0UL
6 Chandos Road South, Manchester, M21 0TF
501 Wilbraham Road, Manchester, M21 0UJ
497 Wilbraham Road, Manchester, M21 0UJ
82 St Werburgh's Road, Manchester, M21 0UL
7 Chandos Road South, Manchester, M21 0TH
5 Chandos Road South, Manchester, M21 0TH
3 Chandos Road South, Manchester, M21 0TH

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