MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138457/FH/2023
Date registered valid:	1 November 2023
Proposal:	Erection of a single storey side and rear extension together with raised decking to rear to form additional living accommodation
Address:	43 Whitelow Road, Manchester, M21 9HG
Ward(s):	Chorlton Ward
Applicant:	Emma Layfield & Simon Longstaff
Agent (if any):	Mr Mike Macpherson Mike Macpherson Architects
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	21 December 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 November 2023

Standard consultations: Printed: 9 November 2023 Expired: 30 November 2023

Neighbour notifications: Printed: 9 November 2023 Expired: 30 November 2023

Site notice: Posted: 16 November 2023 Expired: 7 December 2023

Press advert: Published: 14 November 2023 Expired: 28 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Wilbraham Road/Edge Lane Conservation Area 2005

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey slate dual pitch roof. The property features off-white painted timber windows, including a ground-floor bay to the font, a modest front garden bordered by a mid-level stone wall, a two-storey rear outrigger, and spacious rear garden with low-level timber decking to the rear.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

Whitelow Road is a residential street situated within the Chorlton ward of Manchester, close to Edge Lane (A5145), Chorlton Green, and Beech Road Park. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to public outdoor amenity and green spaces.

It should also be noted that the application site is situated within the Wilbraham Road / Edge Lane Conservation Area which was first designated in 2005 and possesses buildings and spaces of character and quality dating back to the late 19th century. The area is located approximately 3m southeast of the city centre and is immediately north of the previously designated conservation area of Chorlton Green, whom it shares a common boundary with. Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area. It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determines the character of the area, rather than individual buildings of high architectural or historic quality. The fact that only two buildings in the area are formally listed bears this out.

New developments, extensions and alterations should be designed so as to complement, or at least maintain, the character of this protected area.

Description of development

The applicant is seeking permission for the erection of a single storey side and rear extension together with raised decking to rear to form additional living accommodation.

Planning history

No relevant history.

Consultations & Notification Responses

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

Chorlton Voice – 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
- Policy DC18 – Conservation Areas

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 EN3 – Heritage
- Policy EN19 – Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and enhancing the historic environment

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 side and rear extension together with a raised decking area to the rear in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes rather than move. However, consideration must be given the proposal's siting, scale, and massing, appearance and impact upon visual and residential amenity, the Wilbraham Road / Edge Lane Conservation Area, waste storage and parking.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, adjoining the existing two-storey rear outrigger, acting as a small infill. It would project 5.87m rearwards from the host dwellinghouse, with a width of 3.497m, and a height 3.858m. A gap of 1.046m would be maintained to the boundary shared with No.45 Whitelow Road.

The raised timber decking area would be sited at the rear of the property, adjoining the proposed extension, facing east / southeast. It would project 2.578m, with a width of 4.844m, and height of 0.624m. A gap of 0.422m would be maintained to the boundary shared with No.41 Whitelow Road, and a gap of 1.046m would be maintained to the boundary shared with No.45 Whitelow Road. It would feature privacy screens measuring to 1.8m in height (from the finished floor level of the decking area) which would run the length of the decking area along both shared boundaries.

The 5.87m rearward projection (of the rear extension) exceeds the limit stipulated under policy DC1 of the UDP (of 3.65m), however is considered acceptable in these circumstances given that general permitted development regulations allow single storey rear extensions up to 6m (for semi-detached dwellinghouses), through a prior approval process and in the absence of objections, as in this case. Moreover, both developments are considered to be subservient to the 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.

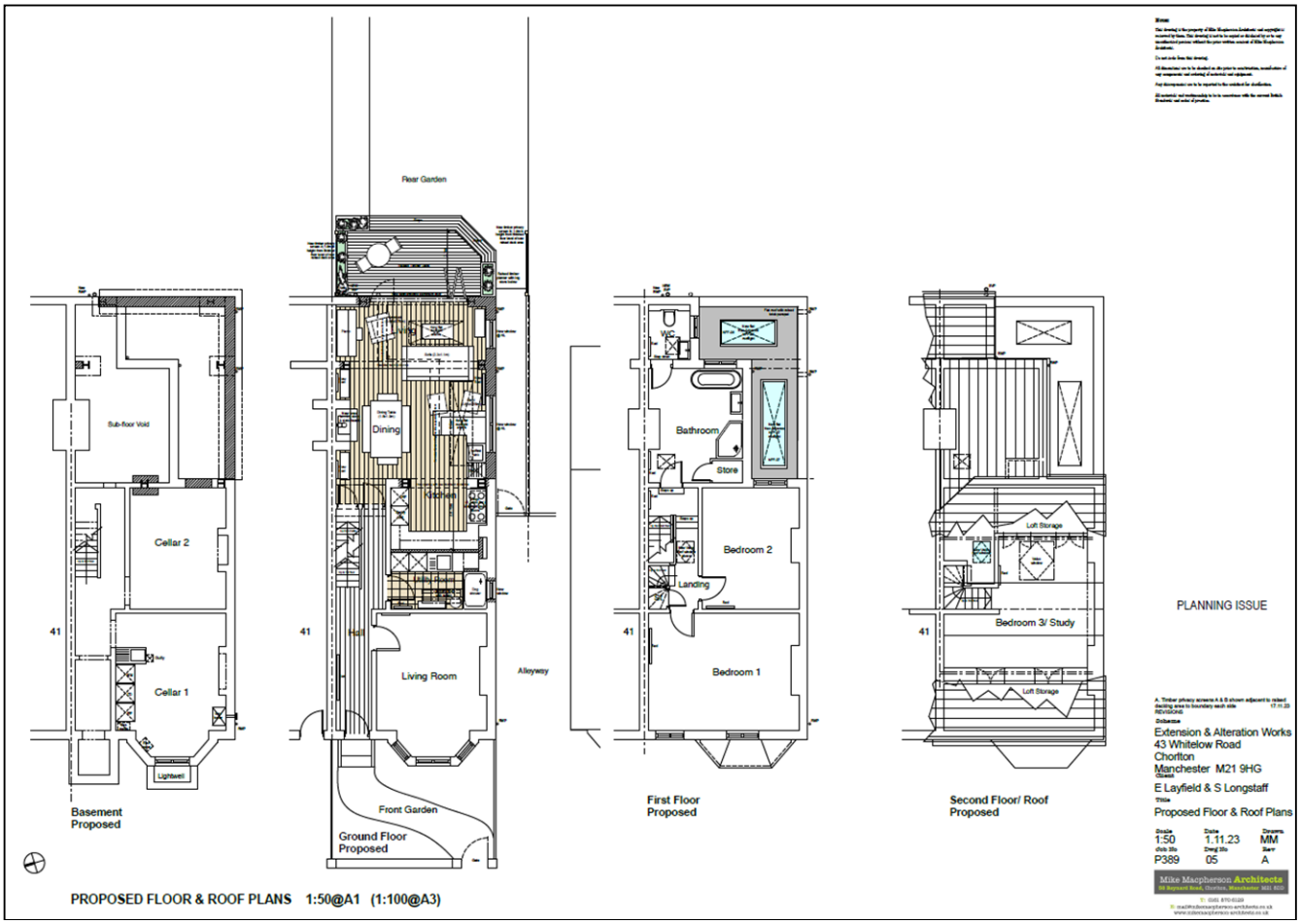


Figure 4. Submitted proposed plans.

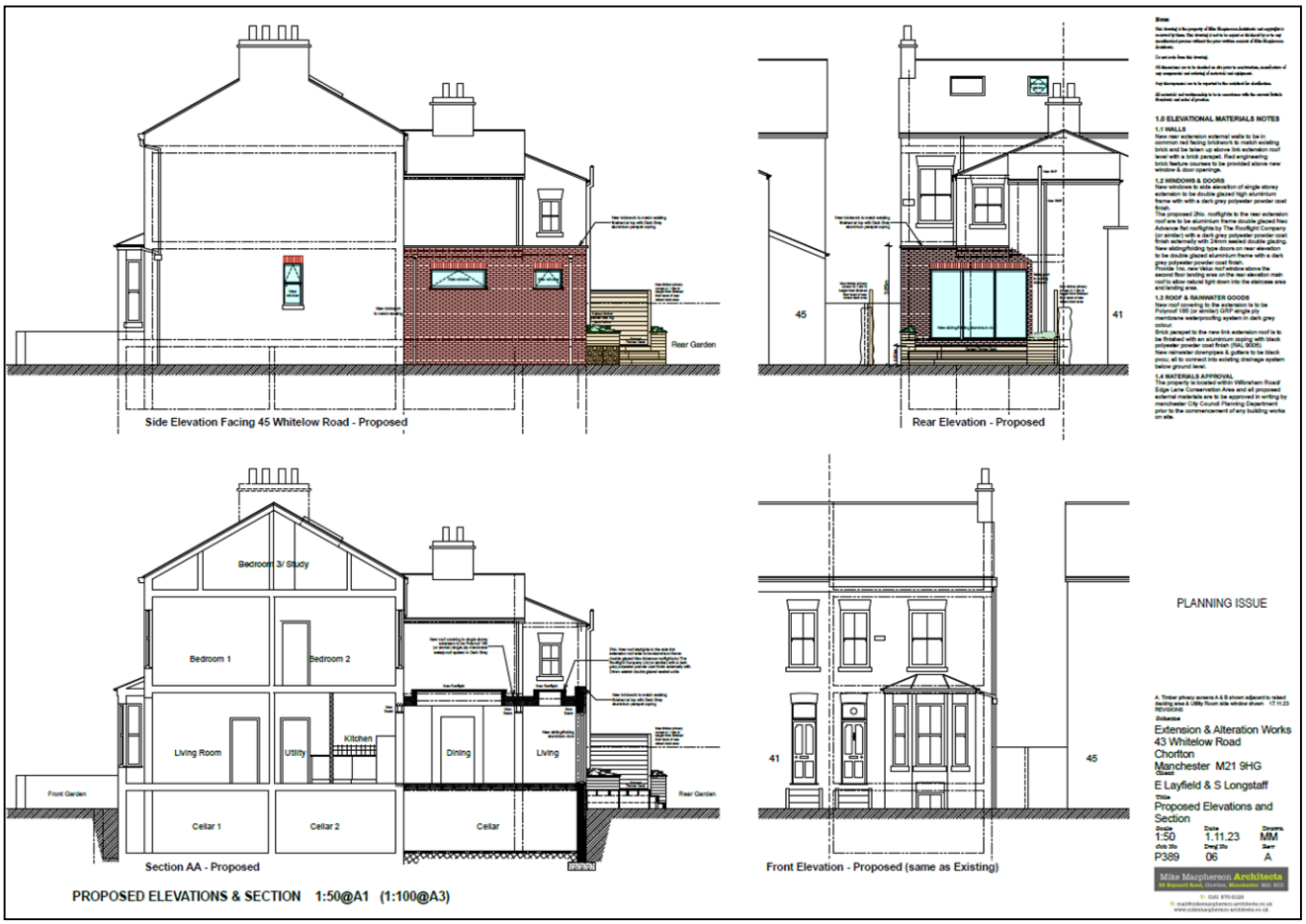


Figure 5. Submitted proposed elevations.

Appearance and visual amenity – the extension would be built of red common brickwork to match the existing, in addition to dark grey aluminium parapet coping, a dark grey GRP single ply membrane flat roof, and dark grey aluminium framed windows and doors. Its side elevation, facing No.45 Whitelow Road, would feature two high-level windows, whilst its rear elevation would feature a set of doors. Two flat skylights would be featured on the extension's flat roof.

The raised decking area and its associated privacy screens would be a simple timber construction featuring steps to its east and southeast edges.

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 for residential extensions in this locale. Sited at the rear of the property, the extension would not be visible within the street scene or public realm and, as such, should have a minimal effect upon the visual amenity of the area, particularly given that its use of in-keeping materials would offer a blended appearance with the host dwellinghouse. 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 development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey with a maximum flat roof height of 3.858m and sited to the south of the property's existing outrigger, 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, the ground floor windows in its side elevation facing No.45 Whitelow Road have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers. The rear decking area's 1.8m-high privacy screens should further protect the privacy of neighbouring residents in terms of safeguarding against potential overlooking.

In addition, no objections have been received in relation to the proposal's potential to affect residential amenity.

The proposal therefore accords with Core Strategy policies DM1 and SP1 due to its minimal impact upon residential amenity.

Impact upon the Wilbraham Road / Edge Lane conservation area – the extension and decking would be sited to the rear of the host dwellinghouse and, as such, would be screened from view within the street scene. This should ensure that the proposal does not cause significant harm to the special architectural and historic character of the conservation area as it would not form a prominent visual feature within the public realm. It is therefore understood that, given its limited visibility, the proposal would have a neutral effect upon the conservation area as it currently exists.

The proposal therefore accords with policies DC18 of the UDP, EN3 of the Core Strategy, and chapter 16 of the NPPF.

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 a number of elevational alterations to the host dwellinghouse including:

- The installation of a new ground floor window in the side elevation facing No.45 Whitelow Road. This has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.
- The installation of a new skylight in the rear-facing roof slope of the property. This alteration is considered acceptable given its minimal impact upon visual and residential amenity.

Conclusion - given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Wilbraham Road / Edge Lane Conservation Area, waste storage and parking as it broadly complies with policies DC1 and DC18 of the UDP, policies DM1, SP1, EN1, EN3 and EN19 of the Core Strategy and chapters 12 and 16 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 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. 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 labelled:

-'Proposed Floor & Roof Plans', numbered 'P389 05 REV A', stamped as received by the City Council as Local Planning Authority on the 20th November 2023.

- ‘Proposed Elevations and Section’, numbered ‘P389 06 REV A’, stamped as received by the City Council as Local Planning Authority on the 20th November 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, including brickwork to match the existing on the rear extension.

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) Before first occupation the proposed ground floor windows in the side elevation facing No.45 Whitelow Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

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.

5) The proposed privacy screens, shown on revised drawings ‘P389 05 REV A’ and ‘P389 06 REV 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

Chorlton Voice

Flat A, 26 Stockton Road, Manchester, M21 9ED
Flat 3, 24 Stockton Road, Manchester, M21 9ED
Flat 1, 24 Stockton Road, Manchester, M21 9ED
Flat C, 26 Stockton Road, Manchester, M21 9ED
Flat B, 26 Stockton Road, Manchester, M21 9ED
22 Stockton Road, Manchester, M21 9ED
20 Stockton Road, Manchester, M21 9ED
Flat 2, 24 Stockton Road, Manchester, M21 9ED
45 Whitelow Road, Manchester, M21 9HG
41 Whitelow Road, Manchester, M21 9HG

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 - Wilbraham Road/Edge Lane Conservation Area 2005
Area Team Boundary - Name: SOUTH AREA