

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137039/FH/2023

Date registered valid: 1 June 2023

Proposal: Retention of a front porch and single storey rear extension together with associated elevational alterations and extension to front of garage including hardstanding to front driveway and boundary treatment to form additional living accommodation

Address: 148 Manchester Road, Chorlton, Manchester, M16 0DZ

Ward(s): Chorlton Ward

Applicant: Mr Imran Younis

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 19th September 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	12.07.2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 1 June 2023 Expired: 22 June 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

The site relates to a large detached two storey residential property on Manchester Road in the Chorlton ward area of Manchester. The property has undergone several enlargements to the roof and rear of the property including rendering to the front elevation.



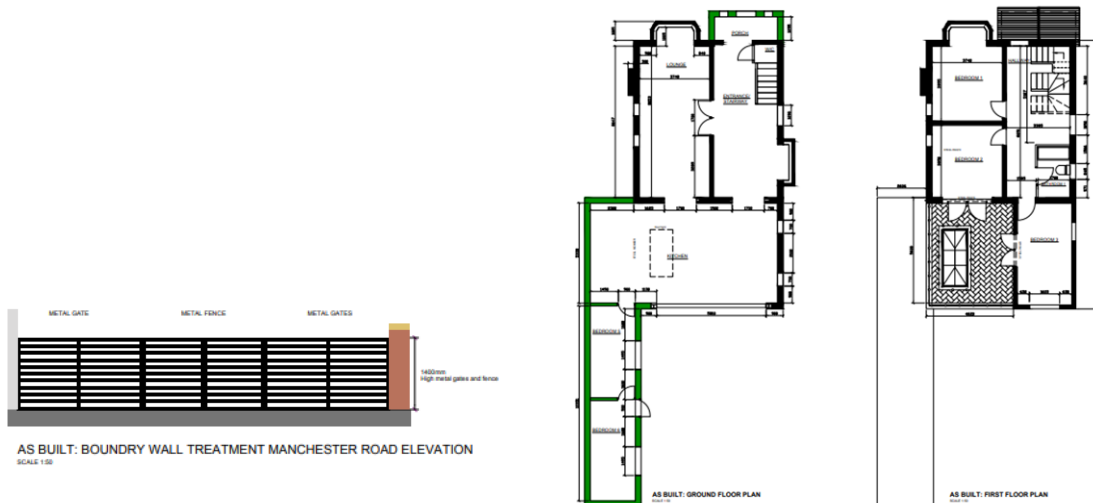
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The site is predominantly residential in character.

Description of development

The applicant is seeking permission for the retention of a front porch and single storey rear extension together with associated elevational alterations and extension to front of garage including hardstanding to front driveway and boundary treatment to form additional living accommodation



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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 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 19 - Waste Management
- 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.

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 changes are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous planning applications relating to this site as follows:

129201/FH/2021 - Recv: 02.02.2021 - Application Approved - 14.04.2021 Erection of a front porch and single storey rear extension together with formation of rear balcony, associated elevational alterations and extension to front of garage to form additional living accommodation

128282/PDE/2020 - Recv: 16.10.2020 - Application Turned Away (Legislative) - 26.11.2020
Prior notification of proposed larger home extension projecting 5.9m to the rear with a maximum height of 3.95m and a height at eaves of 2.9m.

136741/NMC/2023 - Recv: Application Invalid - Flat roof of the garage extension, rendered porch. Keeping the existing balcony/terrace area to its originally granted permission.

127305/FH/2020 Recv: 03.07.2020 -Application Approved - 16.09.2020 Installation of roof dormer to the rear together with hip to gable roof extension and front porch to form additional living accommodation

033903 = Recv: 20.03.1989 - Application Approved - 17.05.1989 Construction of a two storey extension to form kitchen with bedroom over

Residential Amenity

The applicant is seeking permission for the retention of a front porch and single storey rear extension together with associated elevational alterations and extension to front of garage including hardstanding to front driveway and boundary treatment to form additional living accommodation.

Front Porch

The applicant has erected a front porch which measures 3.9 metres in width and 1.5 metres approximately in projection from the front wall of the property to a height of 3.7 metres. The roof is a dual pitch grey tiled roof with the porch being finished with white render to match the existing property with the installation of some glazing and a door.

Single storey rear extension/front garage

The applicant has extended the single storey rear extension up to the shared boundary with no. 146 Manchester Road which adjoins the rear outbuilding forming a wrap around into the outbuilding. There are no windows or doors on this element of the extension, however, there are Bi folding doors situated within the rear elevation of the rear extension. The roof is flat and adjoins the existing single storey rear extension with the installation of a roof lantern. Given the relationship to the adjoining property, it is not anticipated that there would be any harm given by the introduction of a single storey projection in this location.

Elevational alterations

As part of the changes, the applicant proposes elevational alterations to windows on the side elevation. The applicant is seeking to change from one window to two windows along the side of the ground floor and the insertion of two windows on the second floor facing no. 150 Manchester Road. To ensure that there is no overlooking or loss of privacy, a condition has been attached for

obscure glazing. This is an acceptable change especially given that the side gable walls will not extend any further than the existing.

Overall, the changes to the property are considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers and therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Boundary treatment and front driveway

The applicant has laid porous 6mm tarmac to the front to form a driveway which allows water to drain through and therefore is considered to be acceptable.

The boundary treatment consists of railings to an overall height of 1.7m with a 2.0m column. The material choice is considered acceptable together with the proposed height and therefore is considered would not impact upon the character of the area or neighbouring properties.

Scale and Mass

The size and footprint of the proposed extension, garage and front porch is comparable in size to many others found in the area 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 changes are satisfactory and are 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 and in terms of the proposed materials it is intended to use matching as specified on the proposed plans and in the application form by way of render as shown on the front elevation and later confirmed via email on 19th September 2023. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

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

Conclusion

On balance, it is believed that the proposal would not interfere with the character of the area and in terms of residential amenity it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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. The application has been determined in a timely manner and in accordance with the policies within the Development Plan.

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 22nd May 2023 numbered P01 Proposed Ground and First Floor Plans General arrangements

Received on 22nd May 2023 numbered P01 Proposed Foundation details

Received on 22nd May 2023 numbered 02a Rev C As built Floor Plans and Location Plan

Received on 22nd May 2023 numbered P01 02b Rev C As built Roof Plan and Elevations

Received on 4th September 2023 numbered 0 Rev A Proposed Boundary Details and Site Plan

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 hereby permitted shall match those as specified on the application forms in type, size, colour and texture and email received 19th September 2023.

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.

Appendix 1 – List of consultees & neighbours notified

165 Manchester Road, Chorlton, Manchester, M16 0FE
161 Manchester Road, Chorlton, Manchester, M16 0FE
25 Stratton Road, Manchester, M16 0BD
150 Manchester Road, Chorlton, Manchester, M16 0DZ
4 Strathmore Avenue, Manchester, M16 0BU
163 Manchester Road, Chorlton, Manchester, M16 0FE
146 Manchester Road, Chorlton, Manchester, M16 0DZ
2 Strathmore Avenue, Manchester, M16 0BU

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