

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137507/FH/2023
Date registered valid: 7 July 2023
Proposal: Erection of a single storey rear extension.
Address: 7 Clifton Road, Manchester, M21 8UX
Ward(s): Chorlton Park Ward

Applicant: Julia Greene
Agent (if any): FLOCC STUDIO LTD Tomislav Vuletic Flocc Studio LTD
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 July 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 July 2023 Expired: 9 August 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 large semi-detached villa of redbrick with a grey slate tile dual pitch roof. The property features a mixture of white uPVC and timber windows, including a two-storey bay to the front and a small front-facing dormer window. The original ground floor bay, located to the rear, has been historically removed at some point during the lifespan of the property. The property's other features include: an inset front porch with a decorative timber canopy, a basement lightwell, a paved driveway and modest front garden bordered by a low-level redbrick wall, a two-storey rear outrigger, raised timber decking area to the rear, and a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.



Figure 4. Shared boundary with No.5 Clifton Road.

Description of area

Clifton Road is a residential street situated within the Chorlton Park ward of Manchester, close to the Metrolink tramline, Wilbraham Road (A6010), and Barlow Moor Road (B5217). The area is primarily residential in terms of its character, consisting of large semi-detached residential properties and benefits from its proximity to Chorlton district centre.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension.

Planning History

No previous planning history.

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

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 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. However, consideration must be given to the proposal'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 rear of the property, facing northwest, adjoining the existing two-storey outrigger, and replacing the existing raised decking area. It would project 3m from the host dwellinghouse, with a width of 3.888m, mono pitch roof height of 3.968m and an eaves height of 2.836m. A gap of 0.15m would be maintained to the boundary shared with No.5 Clifton Road and a gap of 4m would be maintained to the boundary shared with No.9 Clifton Road.

The 3m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and, given the subservient dimensions of the extension in relation to the host dwellinghouse, the proposal is deemed as being acceptable as it would not result in an ‘excessively large or bulky’ addition to the property.

The proposal therefore accords with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

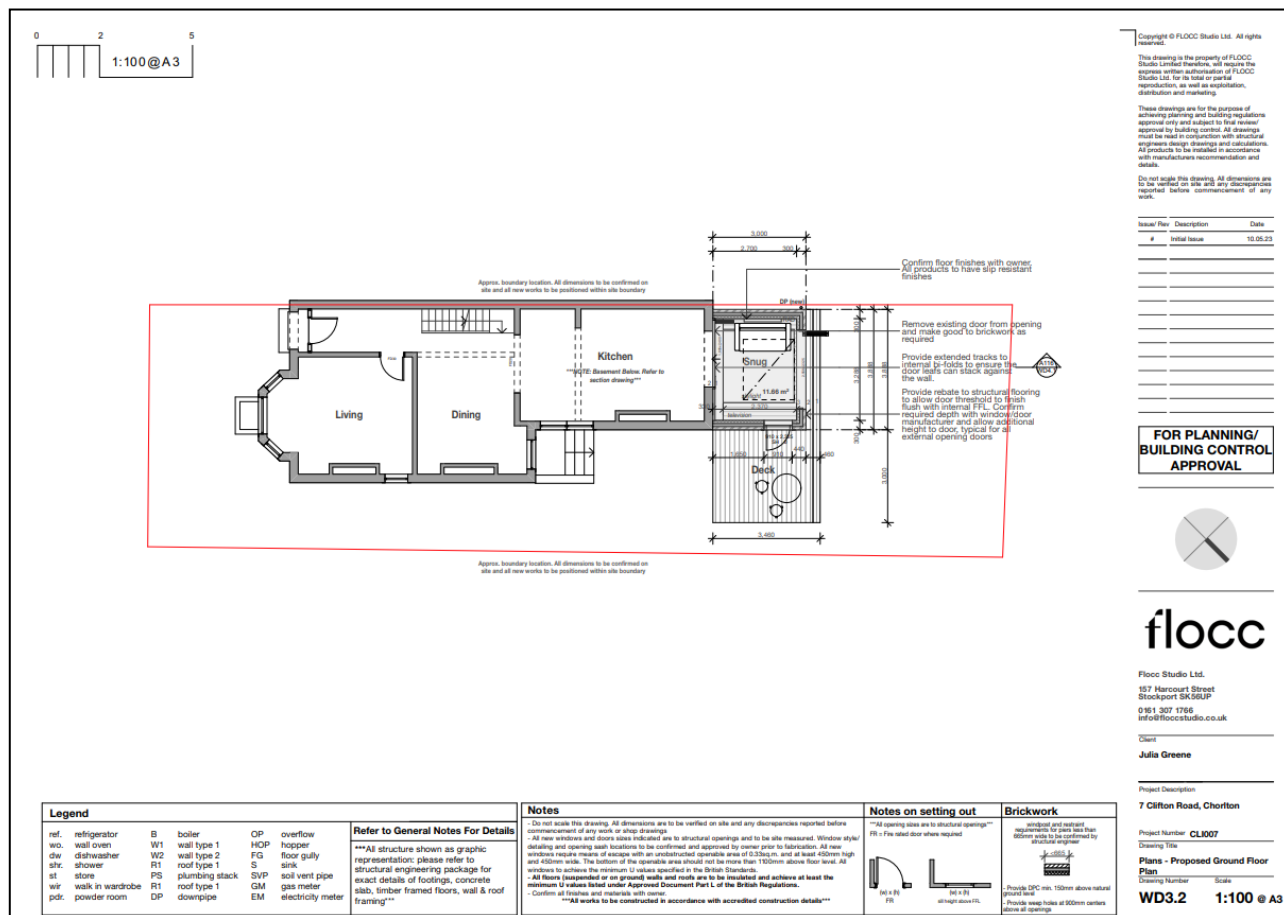


Figure 1. Submitted proposed ground floor plan.

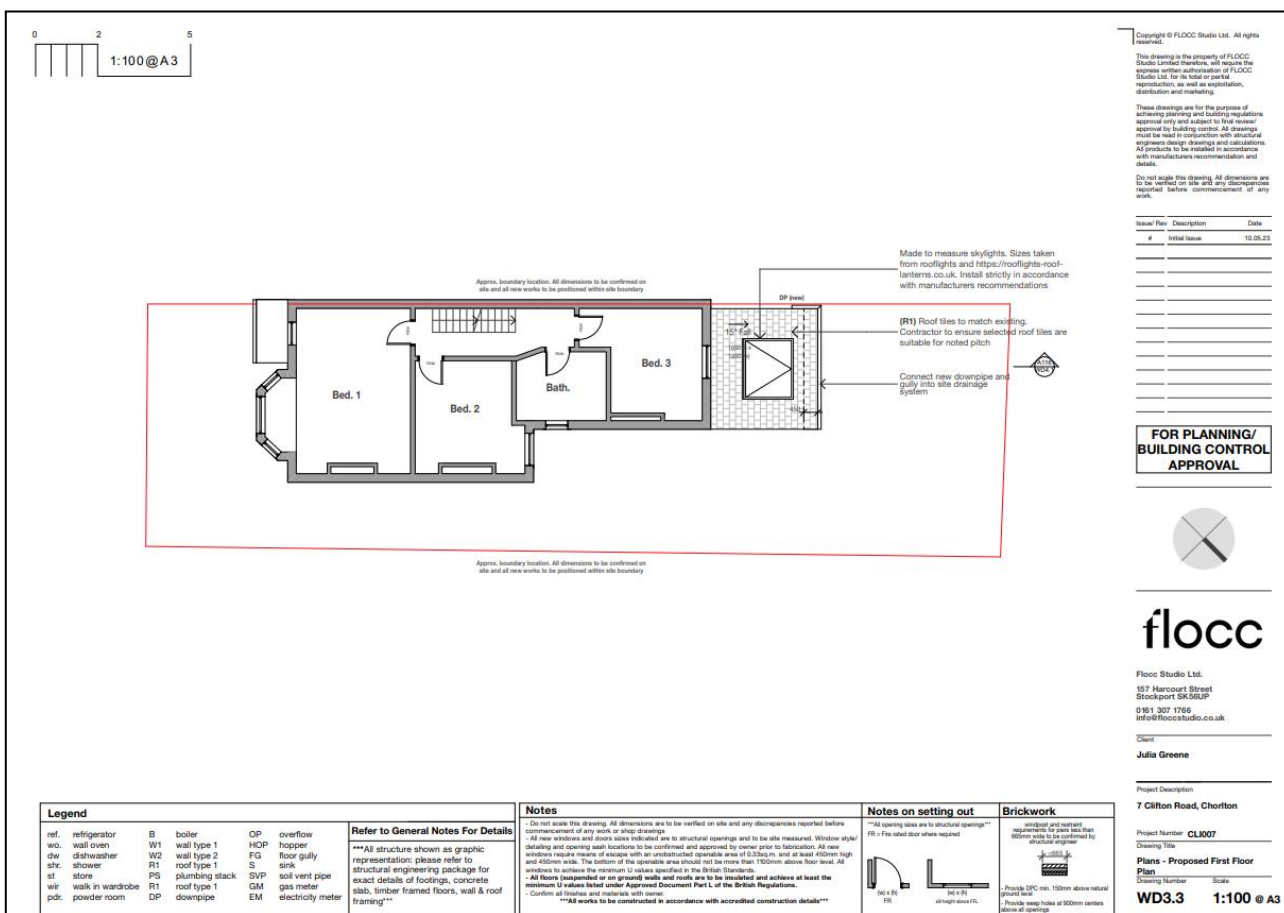


Figure 2. Submitted proposed first floor plan.

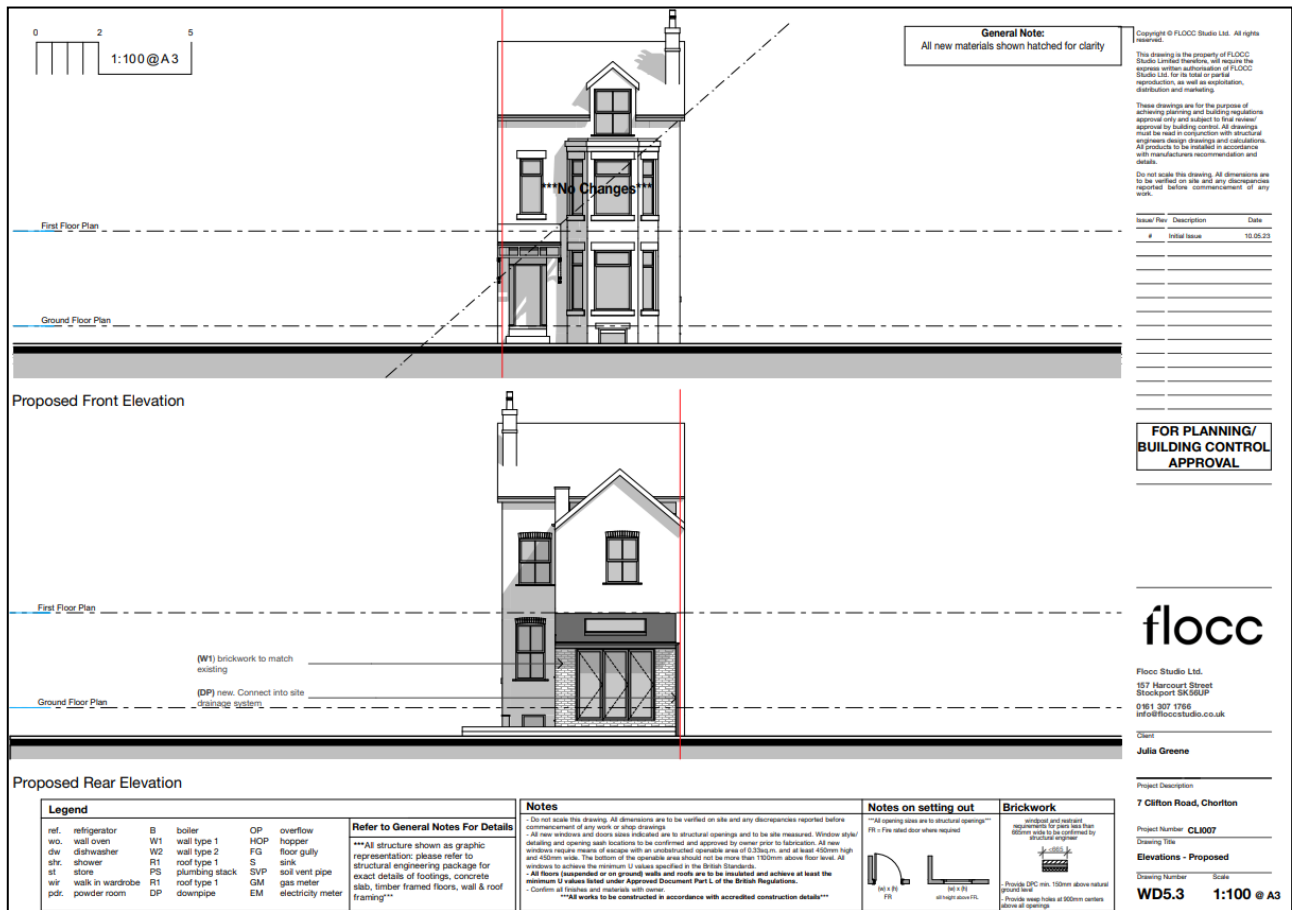


Figure 3. Submitted proposed front and rear elevation.

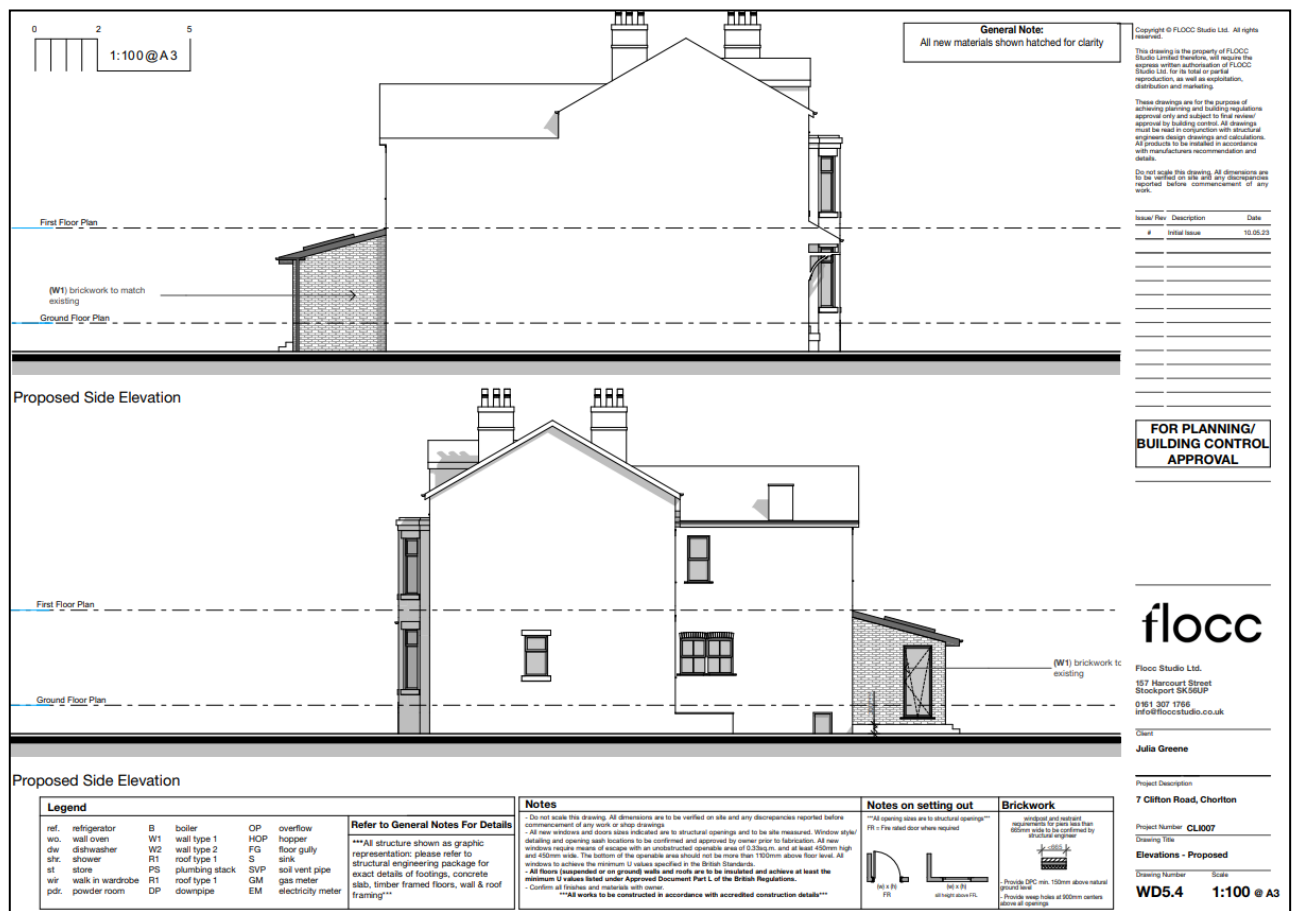


Figure 4. Submitted proposed side elevations.

Appearance and visual amenity – the rear extension would be built of brickwork and roof tiles to match the existing. Its southwestern side elevation, facing No.5 Clifton Road, would be blank and featureless, whilst its northeastern elevation, facing No.9, would feature one outward-opening door. The extension would also feature a set of bi-folding doors along its rear elevation, as well as one flat skylight to its rear-facing roof slope.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this area. 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. Moreover, its use of matching materials should ensure that the extension provides a blended appearance with the host dwellinghouse, thus avoiding forming a prominent visual feature. Hence, the overall character of the property and its surrounding area would 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, sited north-west of the host dwellinghouse (within its existing shadow), and would feature a relatively minor rearward projection (of 3m), the proposal would not cause issues associated with overshadowing, loss of light or loss of outlook, nor would it introduce an overbearing presence into the area. Moreover, though its side elevation facing No.9 Clifton Road would feature a glass-panelled door, the extension would be sited a reasonable distance (4m) away from the shared boundary so as to avoid infringing upon the privacy of neighbouring occupiers.

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.

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 a new raised decking area which would adjoin the rear extension along its northeastern elevation. This alteration is able to be undertaken under permitted development rights (as the proposed decking would not exceed 30cm in height) and, as such, has not been assessed within this report.

Conclusion – given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with 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 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 documents labelled:

- 'Site Plan – Proposed', numbered 'WD2.2', stamped as received by the City Council as Local Planning Authority on the 7th July 2023.

- 'Plans – Proposed Ground Floor Plan', numbered 'WD3.2', stamped as received by the City Council as Local Planning Authority on the 7th July 2023.

- ‘Plans – Proposed First Floor Plan’, numbered ‘WD3.3’, stamped as received by the City Council as Local Planning Authority on the 7th July 2023.
- ‘Elevations – Proposed’, numbered ‘WD5.3’, stamped as received by the City Council as Local Planning Authority on the 7th July 2023.
- ‘Elevations – Proposed’, numbered ‘WD5.4’, stamped as received by the City Council as Local Planning Authority on the 7th July 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 extension hereby permitted shall match those of the existing dwellinghouse 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.

Appendix 1 – List of consultees & neighbours notified

10 Sefton Road, Manchester, M21 8UU
12 Sefton Road, Manchester, M21 8UU
9 Clifton Road, Manchester, M21 8UX
5 Clifton Road, Manchester, M21 8UX
14 Sefton Road, Manchester, M21 8UU

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