

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136923/FH/2023
Date registered valid: 9 May 2023
Proposal: Erection of a rear single storey extension.
Address: 6 Eleanor Road, Manchester, M21 9FZ
Ward(s): Chorlton Ward

Applicant: Mr Marco Brambilla
Agent (if any): Mr John Heslop
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 03 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 May 2023

Standard consultations: Printed: 16 May 2023 Expired: 6 June 2023

Neighbour notifications: Printed: 16 May 2023 Expired: 6 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey mid-terraced C3 dwellinghouse of cream-painted brick with a slate tile dual pitch roof. The property features white uPVC windows, a front porch canopy, a modest front garden, a single storey rear outrigger and external store, and a modest rear garden / yard.



Figure 1. Principal elevation of No.6 Eleanor Road.



Figure 2. Rear view of property.



Figure 3. View of shared boundary with adjoining terrace.



Figure 4. View of rear garden.

Description of area

Eleanor Road is a residential street situated within the Chorlton ward of Manchester, close to Ivy Green, Ivy Green Allotments and Chorlton Green. The area is primarily residential in terms of its character, consisting of terraced and semi-detached residential properties and benefits from its proximity to outdoor amenity spaces and Chorlton town centre.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension to provide additional living accommodation.

Planning History

No previous planning history.

Consultations & Notification Responses

Two letters of objection were received from one address point in response to this application. Their concerns are summarised as follows:

- Concerns relating to overshadowing and loss of light.
- The proposal would introduce an imposing and overbearing presence into the area, to the detriment of neighbouring occupiers.

Environmental Health – had no objection to the proposal and recommended that a condition relating to demolition / construction hours be attached to the decision notice.

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.

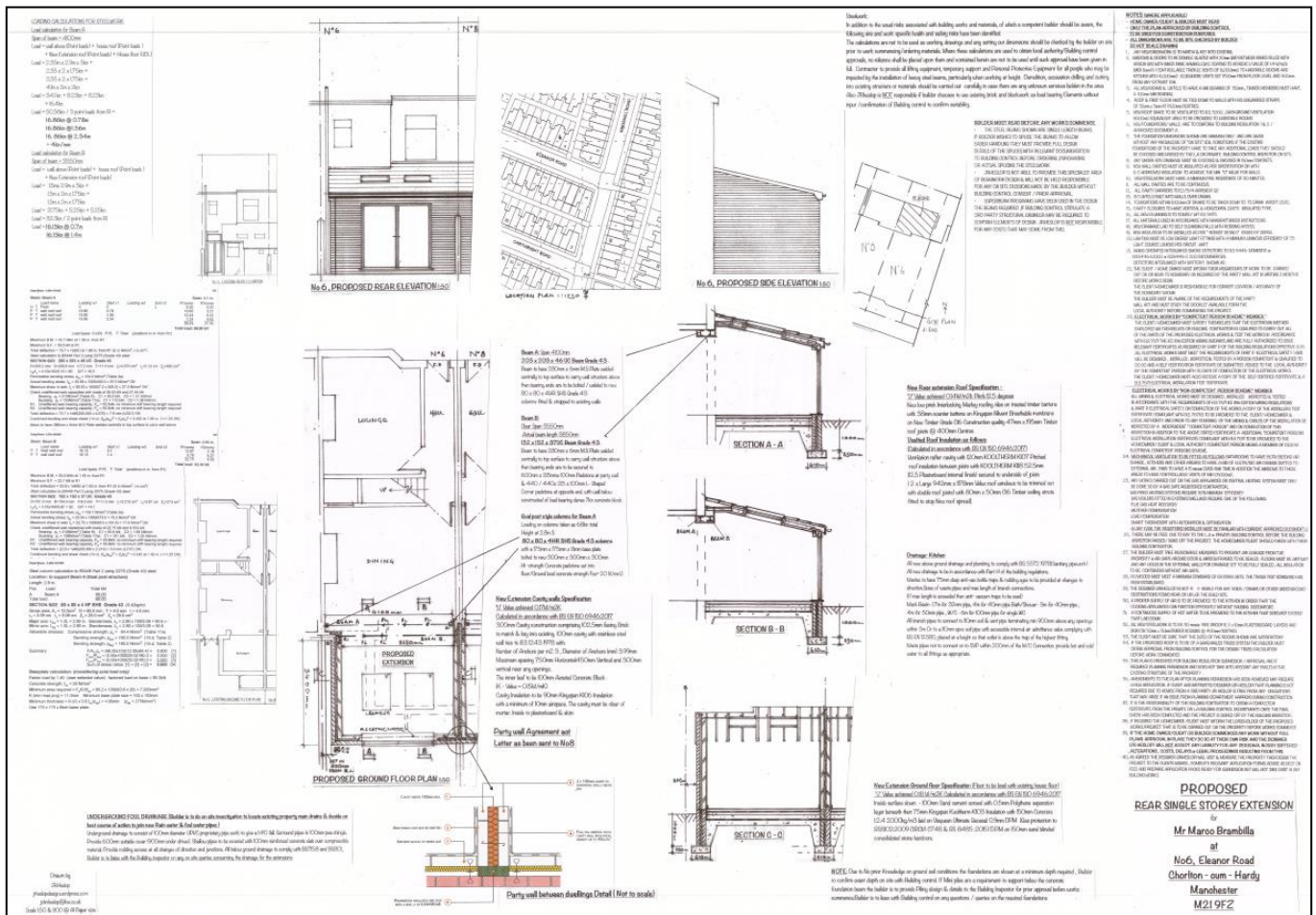


Figure 5. Submitted proposed plans and elevations.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing northeast, replacing the existing single storey additions. It would project 3.4m rearwards from the host dwellinghouse, with a width of 4.01m, mono pitch roof height of 3.408m and an eaves height of 2.336m. The proposal would be sited along the boundary shared with No.8 Eleanor Road and would maintain a gap of 0.3m to the shared boundary with No.4.

A local resident raised concerns relating to the proposal's potential to introduce an overbearing / imposing presence into the area. However, the proposal's 3.4m rearward projection is considered to be relatively minor and would not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m). The proposal is therefore understood as being subservient to the host dwellinghouse in terms of its dimensions and, given its maximum height of 3.408m, is not believed to result in an 'excessively large or bulky' addition to the property, thus according with Council policies DC1, SP1 and DM1.

Appearance and visual amenity – the rear extension would be built of brickwork and roof tiles to the match the existing in addition to a modern door unit. Its side elevations would be blank, whilst its rear elevation would feature one double-panelled glass door and its roof would feature two flat skylights.

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 from a public highway and, as such, would not feature within the street scene. The overall character of the property and its surrounding area would therefore 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 – a local resident raised concerns relating the proposal's potential to cause overshadowing and a loss of light for neighbouring properties. However, given that the extension would be single storey, sited north of the host dwellinghouse and relatively minor in terms of its rearward projection, the proposal should not cause an undue loss of light for neighbouring residents nor introduce an overbearing presence into the area.

The occupants of No.8 Eleanor Road are unlikely to experience any significant impact upon their residential amenity as they also possess a single storey rear outrigger (with a similar rearward projection) which is sited along the shared boundary. The occupants of No.4 Eleanor Road may experience a degree of overshadowing and loss of daylight at certain times of the day (e.g. late afternoon / early evening); however this is not considered to be significant enough to warrant the refusal of this application, particularly given that the extension would largely be sited within the existing shadow of the host dwellinghouse. Moreover, the extension's blank side elevations should also ensure that the privacy of neighbouring occupants is not compromised.

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

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

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:

- 'PROPOSED REAR SINGLE STOREY EXTENSION', stamped as received by the City Council as Local Planning Authority on the 9th May 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.

Informatives

1) Construction / demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

3 Hackness Road, Manchester, M21 9HB
8 Eleanor Road, Manchester, M21 9FZ
9 Eleanor Road, Manchester, M21 9FZ
5 Hackness Road, Manchester, M21 9HB
4 Eleanor Road, Manchester, M21 9FZ
13 Eleanor Road, Manchester, M21 9FZ
11 Eleanor Road, Manchester, M21 9FZ

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA