

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136930/FH/2023

Date registered valid: 10 May 2023

Proposal: Erection of a part/single, part two storey side and, part/single part two storey rear extension together with a hip to gable conversion to create additional living accommodation.

Address: 169 Wilbraham Road, Manchester, M14 7DS

Ward(s): Fallowfield Ward

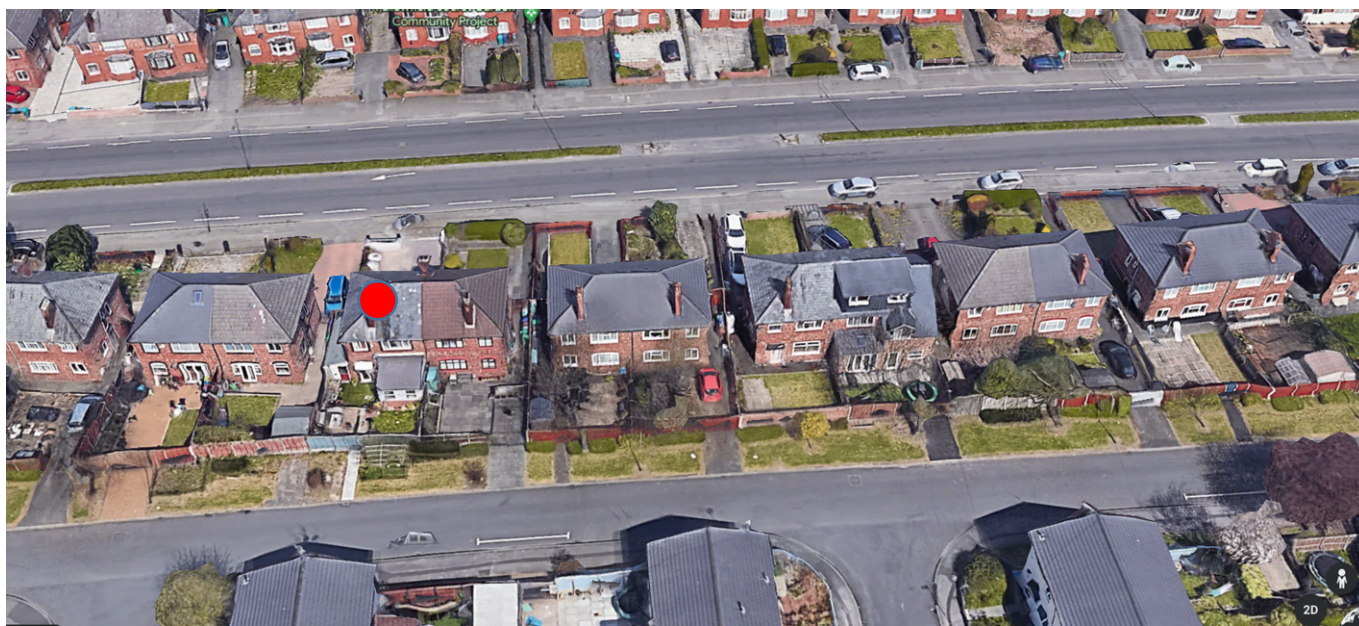
Applicant: Mr Rabiul Ahsan

Agent (if any): Mr M Ahmed M1 Architecture Ltd

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

Recommendation: Approve

Date of recommendation: 11th September 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	27 June 2023
Standard consultations:	No consultations have been printed and sent.
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

The application site comprises a two storey brick built semi-detached property on Wilbraham Road in the Fallowfield area of Manchester. The site has a driveway to the front of the property with garden to the rear. The property although fronting Wilbraham Road, also backs onto Sopwith Drive a road running parallel to Wilbraham Road.



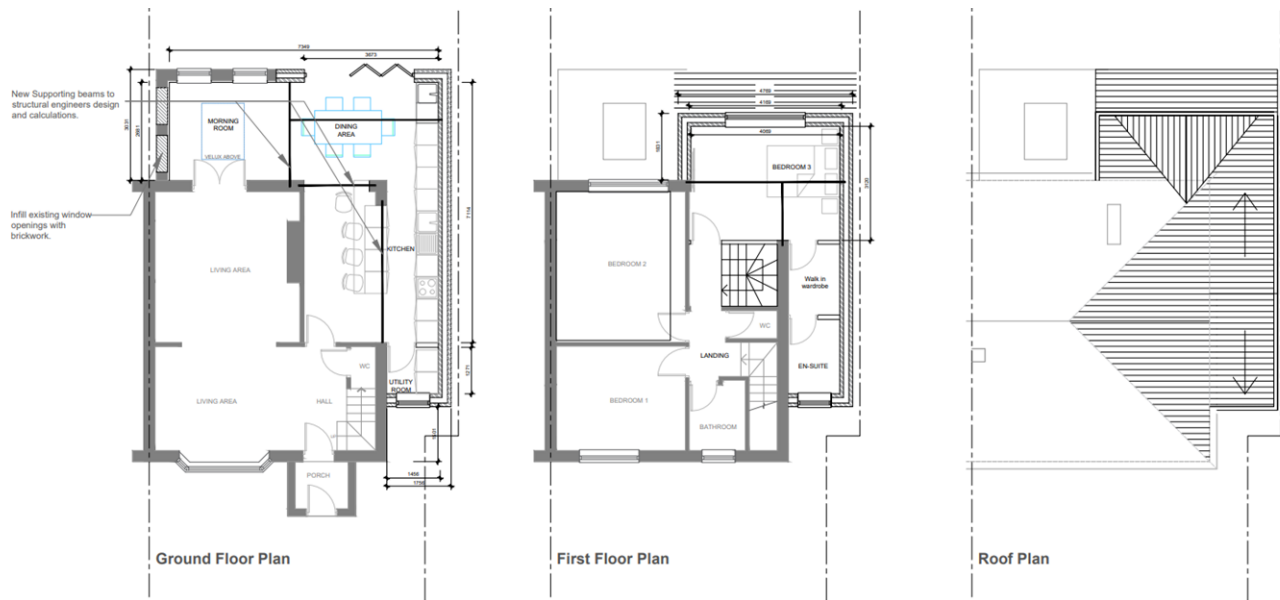
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is seeking planning permission for the erection of a part/single, part two storey side and, part/single part two storey rear extension together with a hip to gable conversion to create 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 extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential amenity

Initially the City Council raised some concerns regarding terracing. Following negotiations, the applicant/agent revised to produce a setback from the front wall of the house. Included in the proposals, is a hip to gable roof which has been added to the scheme.

The ground floor element of the proposal would be set back from the front wall of the house measuring 1.5m extending along the side and projecting off the rear wall of the house by 3.0m forming a wrap around extending across the rear wall of the property up to the shared boundary with the adjoining semi-detached dwelling. A window would be situated on the front elevation, no windows are along the side and two windows and bi folding doors are proposed on the rear elevation.

The proposed first-floor side extension would be set back from the front wall of the property by 1.5m in order to overcome any potential for a terracing, but more specifically so as to be less overbearing to the neighbouring occupier at no. 171 Wilbraham Road. It will extend along the side projecting slightly beyond the rear wall of the property measuring 1.8m and wrap around the property to a width of 4.769m across the rear retaining a large gap to the shared boundary of the adjoining semi detached property. The roof would be gabled to the side and rear. Windows would be situated on the front and rear elevation; no windows are proposed along the side elevation.

In addition, the applicant proposes a hip to gable roof extension which is considered to be acceptable. The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and the gable does not project further than the existing gable wall of the property. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and is therefore considered acceptable in this location and is not believed to impact upon the visual amenity of the area.

The additions to the property will be visible from the public highway and therefore feature within the street scene. However, it is considered that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension and hip to gable roof is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Following changes to the scheme, on balance, the extensions are not considered to be overly large, are not unduly excessive and are comparable in terms of size and its position to others found in the immediate area. The extensions have been sympathetically designed to take the amenity of neighbouring occupiers into account and therefore it is felt that the proposed extension can be acceptably accommodated at the application property retaining a large proportion of

amenity space to the site. It is considered that the proposal would not interfere with the existing characteristics of the area. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of extensions to the side and rear including the addition to the roof at the side

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.

Siting, scale and massing

The size and footprint of the proposed extension 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. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions 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. In terms of the proposed materials, these are set to be a red render to match in with the existing red brick work. A suitably worded condition is proposed to agree the colour of the render. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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

Disabled access

Car parking

Off street car parking still remains at the front of the property and therefore is unaffected by this proposal.

Refuse

The storage of refuse bins are not affected by the proposal.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 11th September 2023 numbered 03A Proposed Floor Plans

Received 11th September 2023 numbered 04A Proposed Elevations

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) Prior to the commencement of above ground works, details of the colour of the red render to be utilised on the external elevations of the extension hereby approved shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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

171 Wilbraham Road, Manchester, M14 7DS
88 Wilbraham Road, Manchester, M14 7DR
1 Martlet Close, Manchester, M14 7EJ
167 Wilbraham Road, Manchester, M14 7DS
90 Wilbraham Road, Manchester, M14 7DR

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