

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136987/FH/2023

Date registered valid: 16 May 2023

Proposal: Erection of a part single part two storey side and rear extension including first floor balcony, two storey front extension and rear dormer together with associated elevational alterations to provide additional living accommodation, Loft conversion, New front entrance, Modifications to windows, Internal remodel, New outbuilding connected to main house via continued roof

Address: 447 Wilbraham Road, Manchester, M21 0UZ

Ward(s): Chorlton Park Ward

Applicant: Mr Kazhaw

Agent (if any): Mr Stelios Kattou Cheadle Architects

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

Recommendation: Approve

Date of recommendation: 19th July 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: 25 May 2023 Expired: 15 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 proposal site contains a two storey detached dwelling within the Chorlton Park Ward area of Manchester. The property is constructed externally from red brick, concrete roof tiles and has white UPVC windows and doors. The proposal site has a large front garden made up of grass and decorative paving with low boundary wall treatment with hedging and access along the sides leading into a large rear garden. Off road car parking is available at the front. The property some enlargements to the side and rear of the property comprising carport, garage and single storey rear extensions.





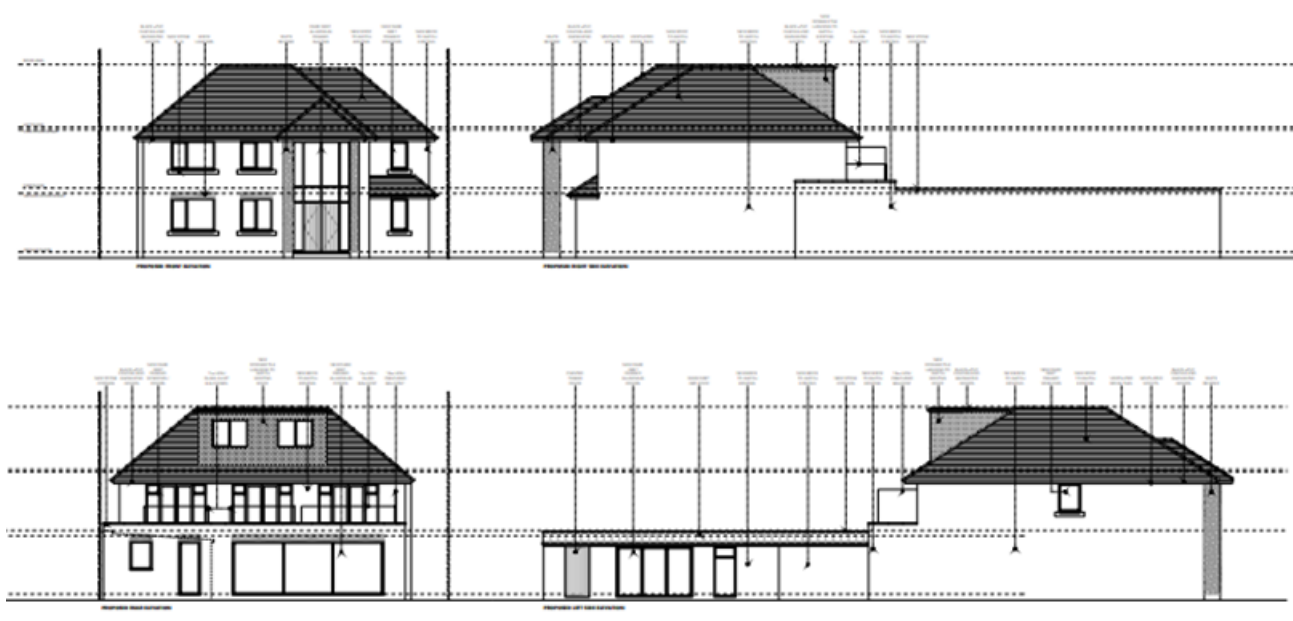
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant proposes to erect of a part single part two storey side and rear extension including first floor balcony, two storey front extension and rear dormer together with associated elevational alterations to provide additional living accommodation, Loft conversion, New front entrance, Modifications to windows, Internal remodel, New outbuilding connected to main house via continued roof



Consultations & Notification Responses

Local residents: no comments have been received as a result of this proposal

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

Previous planning applications relating to this site as follows:

Planning reference number 056780/FH/CENTL1/99 for Retrospective - Single storey rear dining room extension. This application was approved on 20th July 1999.

Residential Amenity

The property is a large detached dwellinghouse located on the south side of Wilbraham Road and like many other properties along this frontage, has undergone previous enlargements. This particular property features a single storey garage sited along the shared boundary with no. 449 and single storey rear projections.

The applicant is proposing the erection of a part single part two storey side and rear extension including first floor balcony, two storey front extension and rear dormer together with associated elevational alterations to provide additional living accommodation. Loft conversion, New front entrance, Modifications to windows, Internal remodel, New outbuilding connected to main house

via continued roof. There were raised concerns by the City Council in relation to the proposal's potential to provide terracing and overlooking from the rear balcony. Following amended plans, the proposal has been set setback from the first floor front of the dwelling house. As a consequence, the proposed height of the roof has been reduced and privacy screens have been added to the rear balcony.

Front

The existing front elevation comprises a front porch and bay windows. The proposed extension would be sited on the north west side of the front of the property in line with the existing projection of the bay window creating a square bay. The bay to the north east would be removed as part of the elevational alterations along with the existing front porch which would be replaced with a window. A new entrance would be created at ground floor with a small internal balcony at first floor. The roof of this projection would be hipped to reflect the current design of roof of the original property. It is not considered that the introduction of a two storey extension in this location would provide a detrimental outlook on the adjoining properties or the surrounding area.

Side/rear Ground floor

The extension would be set back slightly from the front wall of the property extending along the side retaining a gap to the shared boundary with the adjacent property no. 449 Wilbraham Road and increasing in width to abut the shared boundary towards the rear. The extension would form a wrap around with a projection beyond the rear wall measuring approximately 2.0m and would extend up to the side wall of the property retaining a gap to the shared boundary with the adjacent property no. 445 Wilbraham Road. The roof to the front would be hipped while the roof to the rear would be flat and would form a balcony. To ensure that there is no overlooking or loss of privacy caused by the introduction of a balcony to the rear, a condition has been attached for a privacy screen to remain in place indefinitely.

A wall will continue along the side of the shared boundary with no. 449 creating a link to the proposed rear outbuilding. This area would form an outdoor kitchen and BBQ area. The outbuilding would be sited along the shared boundary with no. 449 Wilbraham Road and would be ancillary to the host dwelling. The outbuilding would have a flat roof.

Side/rear first floor

The first floor element of the proposal would be setback slightly from the front wall of the property extending rearwards along the side and forming a wrap around the property extending across the rear wall up to the side wall of the house. A gap would be retained to properties either side. The roof of the first floor extension would be hipped to reflect the current roof design of the property.

Fenestration would be on the front and rear with elongated windows on the side elevation of the outbuilding facing into the garden and large glazed doors on the ground floor rear elevation. The proposals approach is to a more conventional design in terms of rear glazing which is acceptable against saved UDP policy DC1. The first floor proposes rear balconies, however to ensure that there would be no overlooking, privacy screens have been included on the proposed drawings and to ensure that this remains in place indefinitely, a condition has been attached. Taking into consideration the enlargements to the properties either side of the host dwelling, it is not anticipated that there would be any significant overlooking or loss of privacy given by the introduction of balconies in this location.

It is considered that given the retained gap to the shared boundary of 800mm together with the setback at first floor from the front wall of the property of 1.5m, this would be sufficient to overcome the potential to provide terracing and therefore is considered acceptable in this case.

Dormer

In addition, the applicant proposes the construction of a rear flat roof dormer window which would be in line with the ridge height of the original property and set in from the side walls of the property significantly. Two windows are proposed overlooking the rear of the garden area. It is not thought that windows in the location would provide any further overlooking than that of the existing rear view windows and therefore is considered to be acceptable.

The City Council considers the addition of a dormer to the roof acceptable especially given that the ridge height is no higher than the existing. It is therefore considered that the dormer would not provide a detrimental outlook on the adjoining properties or the surrounding area and is not believed to impact upon the visual amenity of the area.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. Extensions to the front, side and rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extensions to the property are 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 and 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 an extensions to the front, side and rear including the addition to the roof at the rear.

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, it is intended to use matching brick and tile as specified in the application form. 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

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access at the rear, which accords with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 guidance contained within saved policy DC1 'Residential Extensions' 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 drawing:-

Received on 11th July 2023 as drawn by Cheadle Architects Existing and Proposed Elevations

Received on 11th July 2023 as drawn by Cheadle Architects Existing and Proposed Plans

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The privacy screen as detailed within the submitted drawings received on 11th July 2023 as drawn by Cheadle Architects 'Proposed Elevations' shall be installed prior to the first use of the first floor rear balcony and be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

360 Wilbraham Road, Manchester, M21 0UX
22 White Moss Avenue, Manchester, M21 0XT
445 Wilbraham Road, Manchester, M21 0UZ
449 Wilbraham Road, Manchester, M21 0UZ
364 Wilbraham Road, Manchester, M21 0UX
362 Wilbraham Road, Manchester, M21 0UX
20 White Moss Avenue, Manchester, M21 0XT
18 White Moss Avenue, Manchester, M21 0XT
16 White Moss Avenue, Manchester, M21 0XT

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