

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136077/FH/2023
Date registered valid: 11 August 2023
Proposal: Erection of a single storey rear extension to form additional living accommodation
Address: 891 Kingsway, Manchester, M20 5PB
Ward(s): Didsbury East Ward

Applicant: Mrs Fariba Kharanjani
Agent (if any): Mr Gary Walker
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 04 October 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 August 2023

Standard consultations: Printed: 14 August 2023 Expired: 4 September 2023

Neighbour notifications: Printed: 14 August 2023 Expired: 4 September 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 semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front and a ground-floor bay to the rear, an inset front porch, a large, paved driveway, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

Kingsway is a busy arterial roadway connecting areas of Longsight, Fallowfield, and Burnage to Parrs Wood, Didsbury and Cheadle. The area surrounding the application property is predominantly residential in terms of its character, consisting of semi-detached residential properties, and is sited in relative proximity to the River Mersey, Manchester Outer Ring Road (M60), and the railway line.

Description of development

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

Planning History

135742/PDE/2022 - Prior notification of proposed larger home extension projecting 4m to the rear with a maximum height of 3.12m and a height at eaves of 2.32m – **TURNED AWAY (LEGISLATIVE)** (11.01.2023).

073178/FH/2004/S2 - Erection of two storey side and rear extension to form additional living accommodation – **APPROVED** (10.11.2004).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Flood Risk Management recommended that a flood risk assessment condition be attached to the decision.

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.

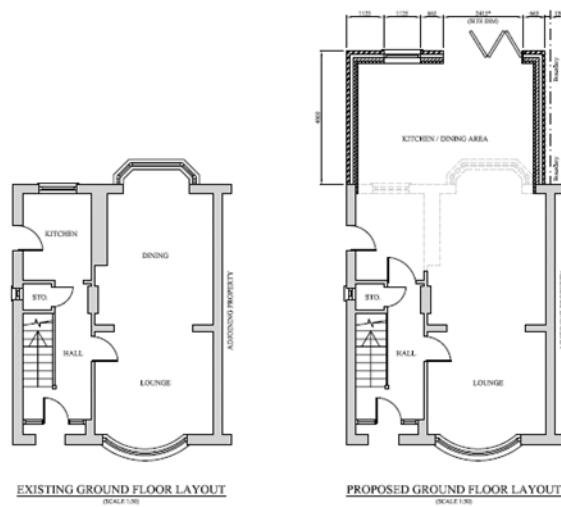
Principle - the principle of erecting a single storey rear extension in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration 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 southeast. It would project 4m rearwards from the host dwellinghouse, with a width of 5.995m, a mono pitch roof height of 3.125m and an eaves height of 2.325m. A gap of 2.631m would be maintained to the boundary shared with No.889 Kingsway and a gap of 0.15m would be maintained to the boundary shared with No.893 Kingsway.

The 4m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that general permitted development regulations allow single storey rear extensions up to 6m (for semi-detached dwellinghouses), through a prior approval process and in the absence of objections, as in this case. Thus, having reviewed the dimensions of the proposal and noting the gaps to the shared boundaries, the siting, scale and massing of the proposed extension is considered acceptable.

891 KINGSWAY, EAST DIDSBURY

PLANNING APPROVAL

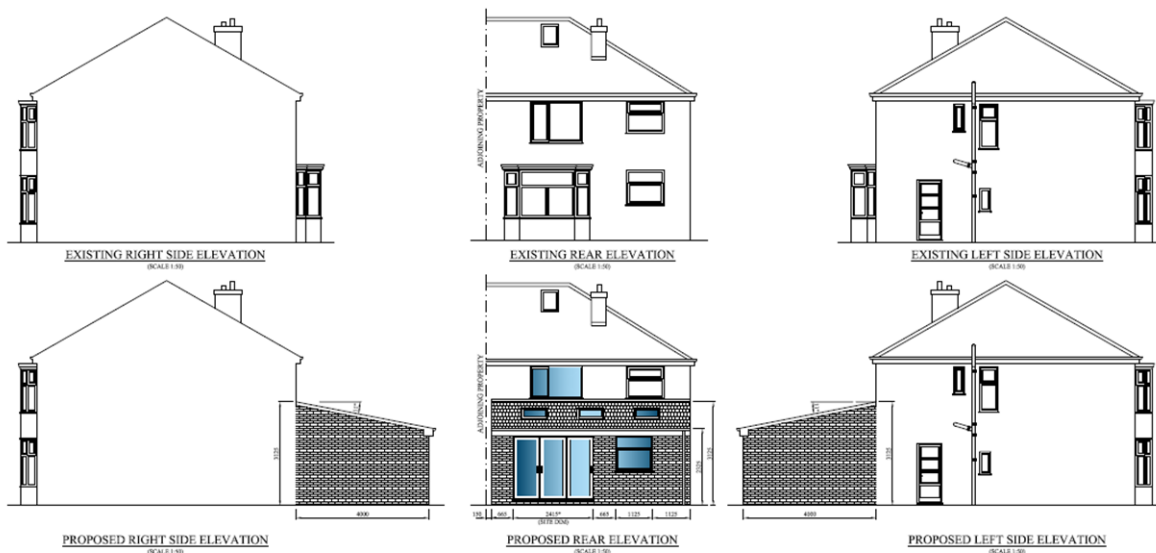


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891 KINGSWAY EAST DIDSBURY	891 KINGSWAY EAST DIDSBURY	891 KINGSWAY EAST DIDSBURY
SINGLE STOREY REAR EXTENSION	SINGLE STOREY REAR EXTENSION	SINGLE STOREY REAR EXTENSION
10/11/20	10/11/20	10/11/20
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KW4001	001	A

Figure 4. Submitted existing and proposed plans.

891 KINGSWAY, EAST DIDSBURY

PLANNING APPROVAL



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10/11/20	10/11/20	10/11/20
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KW4001	002	A

Figure 5. Submitted existing and proposed elevations.

Appearance and visual amenity – the extension would be built of brickwork and roof tiles to match the existing. Its rear elevation would feature one window and a set of bi-folding doors, whilst its side elevations would be blank and featureless. The rear-facing slope of its mono pitch roof would feature three flat skylights.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent for residential extensions in this locale. 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, particularly given that its use of in-keeping materials would offer a blended appearance with the host dwellinghouse. Hence, the overall character of the property and its surrounding area should 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, with a maximum height of 3.125m, the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupants is not compromised by these works. 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.

Flood Risk – the application site lies within Flood Zone 2.

As such, the Flood Risk Management team have recommended that a pre-commencement condition, requiring the applicant to submit a flood risk assessment prior to any development, be attached to the decision notice.

However, in these circumstances, attaching the aforementioned condition is believed to be unnecessary and excessive as the submitted supporting information labelled 'Environment Agency: Householder and other minor extensions in Flood Zones 2 and 3' indicates that the floor level of the proposed extension is to be consistent with the existing floor level of the host dwellinghouse. Moreover, the submitted plans indicate that the proposed extension would feature an access / egress point along its rear elevation, thus ensuring the retention of adequate emergency evacuation routes in the event of a flood.

The proposal is therefore understood as complying with the Government's standing advice and policy EN14 of the Core Strategy

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:

-‘SINGLE STOREY REAR EXTENSION’, numbered ‘001 REV A’, stamped as received by the City Council as Local Planning Authority on the 26th January 2023.

-‘SINGLE STOREY REAR EXTENSION’, numbered ‘002 REV A’, stamped as received by the City Council as Local Planning Authority on the 26th January 2023.

-Flood risk mitigation details included within the document titled: 'Environment Agency: Householder and other minor extensions in Flood Zones 2 and 3', stamped as received by the City Council as Local Planning Authority on the 8th March 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

MCC Flood Risk Management

36 Winwood Road, Manchester, M20 5PE

34 Winwood Road, Manchester, M20 5PE

893 Kingsway, Manchester, M20 5PB

889 Kingsway, Manchester, M20 5PB

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA