

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136896/FH/2023

Date registered valid: 5 May 2023

Proposal: Erection of a part single/part two storey rear extension, formation of First floor external balcony area, alterations to roof, elevation alterations and remodelling together with the installation of ground floor front canopy.

Address: 194 Wythenshawe Road, Manchester, M23 0PF

Ward(s): Northenden Ward

Applicant: Kiran Kumar Prashar

Agent (if any): Mr Vishal Verma NU Concepts Ltd

Case officer: Joshua Lee

Tel: 0161 219 2851

Email: joshua.lee@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08/06/23

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24/05/2023

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:

Proposal relates to a detached dwellinghouse on Wythenshawe Road. The house has hardstanding to the front for vehicle parking and landscaping to both front and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



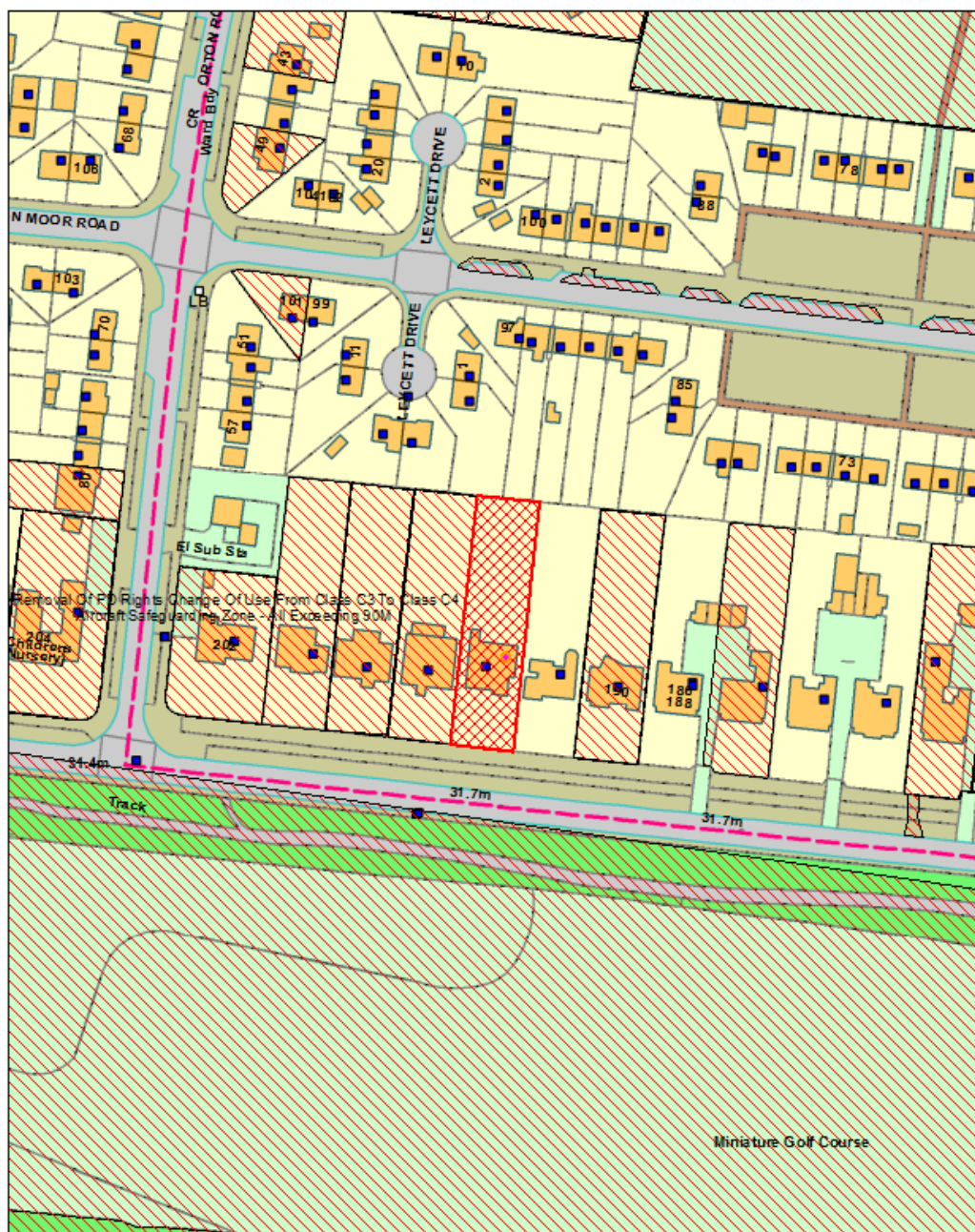
Figure 1. Front elevation



Figure 2. Rear elevation

Description of area

The property sits in a predominantly residential part of Northenden ward of Manchester. Wythenshawe Park & Gardens sits opposite.



Description of development

Erection of a part single/part two storey rear extension, formation of first floor external balcony area, alterations to roof, elevation alterations and remodelling together with the installation of ground floor front canopy.

Rear extension

This proposal would project from the rear of the existing dwellinghouse by 8500mm at its maximum and 5000mm at the minimum to create an open plan kitchen/dining room on the ground floor.

On the first floor the proposal extends the entire floor by 500mm and partially 5000mm from the existing dwellinghouse to form an exterior balcony.

The proposal spans the full 11700mm across the rear of the property.

The proposed ground floor extension would feature an angled roof at with 3no. rooflights. And flat roof for external first floor balcony.

The proposal also adds a new pitched roof to the front elevation replacing an existing flat roof.

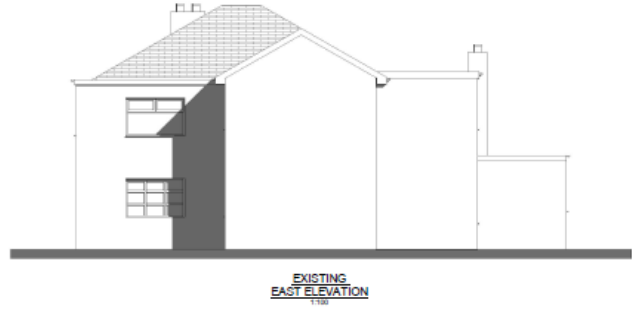
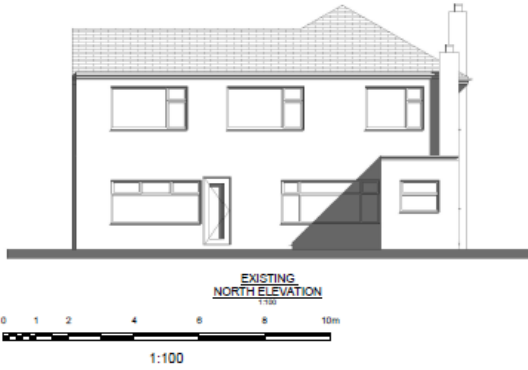
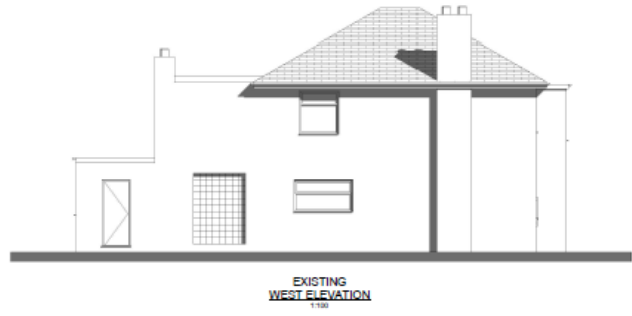
The rear elevation features large floor length sliding glass doors and windows to the eastern elevation.

Front alterations

The proposal creates a new first storey pitched roof to the front of the property.

The proposal adds a new tiled canopy to the front ground floor projecting 1120mm from the front elevation.

The proposal uses brick and render to closely match the materials of the existing property (as stated in the application form).



rev	description	date	client	drawing title	scale	date	 Rutherford House, Warrington Road, Birchwood, W43 6ZH t : 01925 648 585 e : info@nuconcepts.co.uk www.nuconcepts.co.uk	
			KIRAN KUMAR PRASHAR	EXISTING ELEVATIONS	1:100 @ A3	05-08-22		
			project	drawing status	project no.	drawing no.	rev no.	
			194 WYTHENBHAWE ROAD MANCHESTER, M23 0PF	PLANNING	2225	103		

Figure 3. Existing Elevations

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PROPOSED
SOUTH ELEVATION
1:100



PROPOSED
WEST ELEVATION
1:100



PROPOSED
NORTH ELEVATION
1:100



PROPOSED
EAST ELEVATION
1:100

REV	description	date	client	drawing title	scale	date
A	Updated Balustrade	04-10-22	KIRAN KUMAR PRASHAR	PROPOSED ELEVATIONS	1:100 @ A3	05-08-22
B	New roof design of existing house	17-04-23				
			project	drawing status	project no.	drawing no.
			104 WYTHENSHAW ROAD MANCHESTER, M23 0PF	PLANNING	2225	105
						rev. no.
						B

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Figure 4. Proposed Elevations



rev	description	date	client	drawing title	scale	date	 Rutherford House, Warrington Road, Birchwood, WA3 6ZH T : 01925 648 585 E : info@nuconcepts.co.uk www.nuconcepts.co.uk
A	Updated Balustrade	04-10-22	KIRAN KUMAR PRASHAR	PROPOSED 3D	N7S @ A3	05-08-22	
B	New roof design of existing house	17-04-23					
			project	drawing status	project no.	drawing no.	rev no.
			194 WYTHENSHAW ROAD MANCHESTER, M23 0PF	PLANNING	2225	107	B

Figure 5. Proposed 3D view

Planning History

134649/FH/2022

Erection of single storey rear extension with screened terrace and proposed canopy over front entrance, together with the application of render to the existing two storey rear outrigger and associated elevational alterations.

Decision: Approved 18/10/2022

This proposal is an amendment to the previously approved plans.

Consultations & Notification Responses

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 was received

Policies & Principle

Relevant Policy

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. Policy DC1 for Residential Extensions is still considered of relevance.
- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
 - Policy DM 1 - Development Management
 - Policy SP1 - Spatial Principles
 - Policy EN1 - Design Principles
 - Policy EN19 - Waste
- 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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (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 1995 (UDP) relate specifically to residential extensions and set out several 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 (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable if 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.

Manchester Core Strategy Policy DM1 – Development Management

This policy outlines the specific issues all development in Manchester should have regard to. All new developments should follow the 'Development Principles' and accord with the design guidance.

Appropriate siting, layout, scale, form, massing, materials, and detail

Erection of a part single/part two storey rear extension, formation of First floor external balcony area, alterations to roof, elevation alterations and remodelling together with the installation of ground floor front canopy.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal includes a large amount of glazing on the rear elevation facing into the rear gardens of properties on Lawton Moor Road and Leycett Drive. Given the existing boundary treatment together with the gap to the shared boundary, it is not anticipated that there would be overlooking, or loss of privacy given by the installation of doors to the rear elevation.

Most of the extension would not be visible from public highway, however the new pitched roof to the front first floor will be. The effect on the street scene of this new development would be minimal.

The character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension 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 accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick as specified in the application form.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal features a first-floor balcony which overlooks onto 192 Wythenshawe Road.

The proposal features a 1.8m glass balustrade to the side elevation facing into 192 Wythenshawe Road to minimise overlooking.

To further minimise overlooking and privacy concerns, the 1.8m high balustrade glazing to the eastern elevation as shown on the approved drawing shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be installed and retained thereafter whilst the terrace is in use.

The combination of the obscure glazed balustrade and the gap to the shared boundary should minimise overlooking concerns.

As discussed above the proposal has a small effect on privacy given the existing boundary treatment together with the gap to the shared boundary.

The proposal has negligible effect on local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

The proposal has no effect on road safety and traffic generation and is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property whilst having a minimal impact on the amenity of external space and is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal has no effect on the existing refuse storage and collection at the property and is therefore in accordance with this development management principle.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

On balance the proposal has negligible effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal has negligible impact on green infrastructure and balances development with existing green space.

The proposal is therefore in accordance with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Manchester Core Strategy Policy SP1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This principle has been considered within the Core Strategy DM1 policy.

The proposal is considered within accordance with this policy.

Manchester Core Strategy Policy EN1 – Design Principles & Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

1. Character: a place with its own identity
2. Continuity and enclosure: a place where public and private places are clearly distinguished
3. Quality of the public realm: a place with attractive, and successful outdoor areas
4. Ease of movement: a place that is easy to get to and move through
5. Legibility: a place that has a clear image and is easy to understand
6. Adaptability: a place that can change easily

7. Diversity: a place with variety and choice

This proposal sits within the 'Wider Wythenshawe Character Area.

Wythenshawe was developed along the principles of the 'garden city' movement. The wider area represents a phased series of predominantly social housing dating from the 1920s to the 1960s, with some later infill developments and industrial zones. There is a predominance of low rise, low density semi-detached houses, short terraces, and low-rise blocks of flats and maisonettes, all set within private gardens, incidental open space, public amenity spaces and pockets of semi-natural and woodland areas. The key focal points for activity are the transport corridors, hospital, and District Centres.

The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.

These principles have been taken into consideration within the Core Strategy Policy DM1.

The proposal is considered within accordance with this policy.

Manchester Unitary Development Plan (UDP) Saved Policy DC1 – Residential Extensions

The policy outlines the key issues when considering proposed residential extensions.

This saved policy has been considered within the Core Strategy Policy DM1.

The proposal is considered within accordance with this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered too and considered at all stages of the proposal.

NPPF design principles have been considered within Core Strategy Policy DM1.

Overall

The proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and 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. No significant problems have arisen during the consideration of this application.

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:
 - a. *THE LOCATION PLAN* as received 05/05/2023.
 - b. *DRAWING - EXISTING & PROPOSED, ROOF PLAN as numbered 106 B, as received 05/05/2023*
 - c. *DRAWING – PROPOSED, 3D VIEWS as numbered 107 B, as received 05/05/2023*
 - d. *DRAWING – PROPOSED, ELEVATIONS as numbered 105 B, as received 05/05/2023*
 - e. *DRAWING – PROPOSED, FLOOR PLANS as numbered 104 B, as received 05/05/2023*

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. 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. Prior to the first use of the first-floor balcony, the 1.8m high balustrade glazing to the eastern elevation as shown on the approved drawing shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be installed and retained thereafter whilst the terrace is in use.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

97 Lawton Moor Road, Manchester, M23 0PU
95 Lawton Moor Road, Manchester, M23 0PU
93 Lawton Moor Road, Manchester, M23 0PU
196 Wythenshawe Road, Manchester, M23 0PF
192 Wythenshawe Road, Manchester, M23 0PF
3 Leycett Drive, Manchester, M23 0RU

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