MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137782/FH/2023
Date registered valid:	4 August 2023
Proposal:	Installation of PVCU conservatory to rear of property
Address:	20 Russell Road, Manchester, M16 8DL
Ward(s):	Whalley Range Ward
Applicant:	Mrs Miller
Agent (if any):	Alex Howard, Anglian Home Improvements
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	25 September 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 August 2023

Standard consultations: Printed: 16 August 2023 Expired: 6 September 2023

Neighbour notifications: Printed: 16 August 2023 Expired: 6 September 2023

Site notice: Posted: 31 August 2023 Expired: 21 September 2023

Press advert: Published: 22 August 2023 Expired: 5 September 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey 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, a brick driveway bordered by a low-level redbrick wall and black iron railings, a front porch canopy, a single storey side extension, a single storey rear outrigger, and a detached outbuilding situated within a spacious wraparound garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Proposed site of development.



Figure 4. Rear garden.

Description of area

Russell Road is a residential street situated within the Whalley Range ward of Manchester, close to Alexandra Park, St Margaret's Church of England Primary School, and Carlton Social Club. The area is predominantly residential in terms of its character, consisting of detached and semi-detached residential properties, and benefits from its proximity to public amenity and outdoor green spaces.

It should also be noted that the application property is sited centrally within the Whalley Range Conservation Area (first designated in October 1991). The conservation area is situated approximately two miles south of Manchester city centre. Much of the area, which is primarily residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600. The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

Description of development

The applicant is seeking permission for the installation of PVCU conservatory to rear of property.

Planning History

106253/TCA/2014/S1 - Works to tree - proposed pruning works to a Sycamore (Acer pseudoplantus) to remove 3 lower branches to prevent them from damaging the roof of the property – **APPROVED** (15.08.2023).

136754/FH/2023 - Erection of a single storey side extension – **REFUSED** (09.06.2023).

Consultations & Notification Responses

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

Whalley Range Conservation Area Group – no comments or objections received.

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
- Policy DC18 – Conservation Areas

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 EN3 – Heritage
- Policy EN19 – Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

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 PVCU conservatory to the rear of the property 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the PVCU conservatory would be sited at the rear of the property, facing north. It would project 2.5m rearwards from the host dwellinghouse, with a width of 3.2m, roof height of 3m and an eaves height of 2.035m. It would be sited just off the boundary shared with Tangmere Court with a considerable gap maintained to the boundary shared with No.18 Russell Road.

The 2.5m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable as implementation of the proposal would not result in an 'excessively large or bulky' addition to the property.

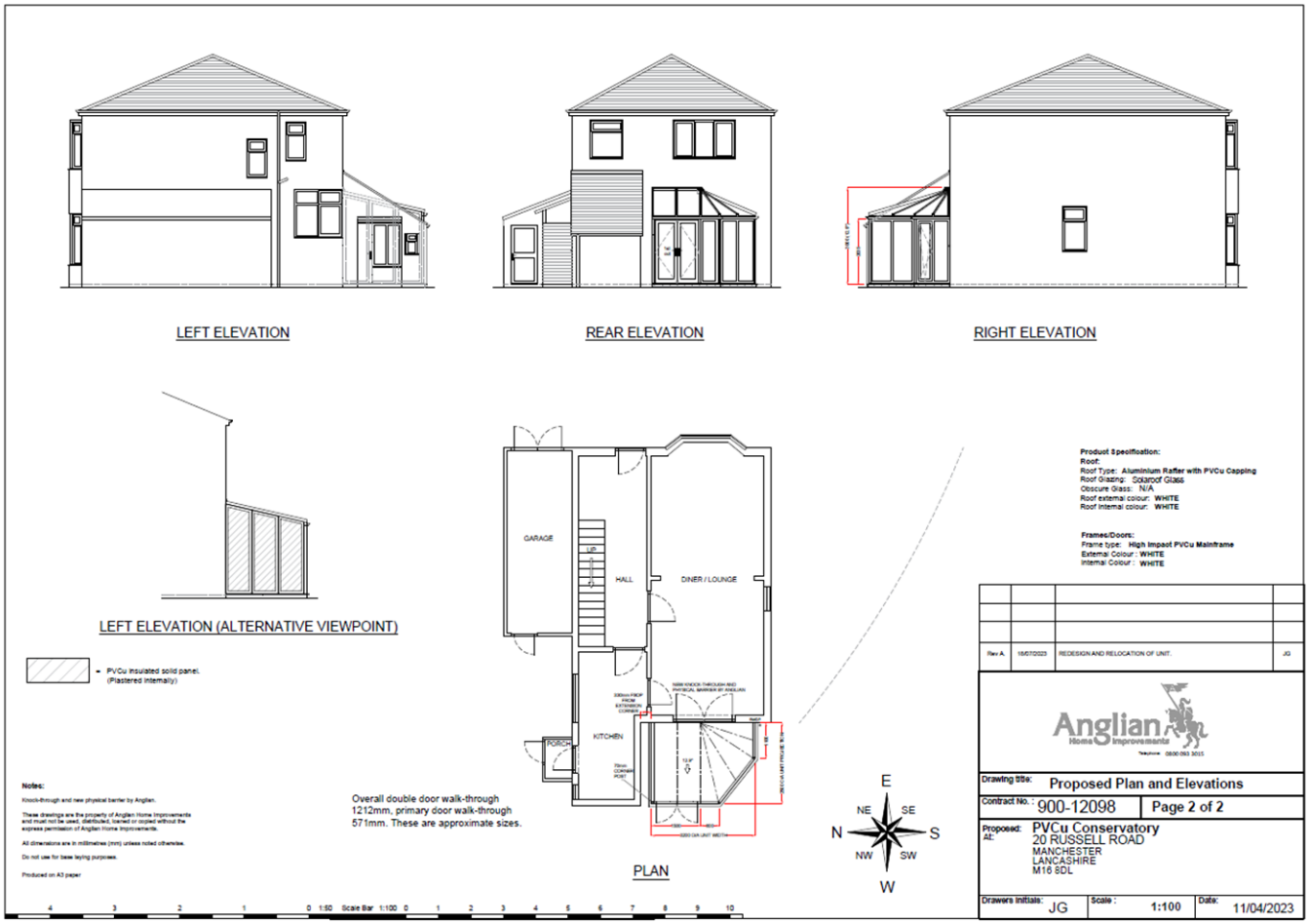


Figure 5. Submitted proposed plans and elevations.

Appearance and visual amenity – the conservatory would be built of white PVCU frames with double glazing for its windows and doors, a white aluminium rafter with PVCU capping and tinted toughened glass for its roof, and a PVCU insulated solid panel to its eastern elevation. Its rear (northern) elevation would feature a set of doors and one window panel, whilst its northwestern and western side elevations would comprise of two window panels. Its eastern elevation, facing the property's existing outrigger, would be blank. Its roof would be made up of glass panels / skylights.

The proposal is relatively standard in terms of its scale and design for developments of this type and would be in-keeping with the overall precedent of residential extensions in this locality. Moreover, though the proposal would utilise materials that would not match or be subservient to those already present at the property, it would be sited at the rear of the property and, as such, would not be visible within the street scene or public realm. It should therefore have a minimal effect upon the visual amenity of the area, causing less than substantial harm to the appearance and character of the locale.

Thus, the design and appearance of the proposal is considered to accord with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be less than substantial.

Residential amenity – given that the conservatory would be single storey, with a maximum height of 3m, and would be sited north of the host dwellinghouse adjacent to its existing outrigger, it is believed that 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, though its side elevations would predominantly consist of glass window panels, the flats present in Tangmere Court are sited a considerable distance away from the

shared boundary, meaning it is unlikely that the conservatory would infringe upon the privacy of their occupants. This is further bolstered by the existing high-level boundary treatment and mature foliage present along the shared border, which should largely screen the proposal from view.

The proposal is therefore acceptable in regard to its minimal effect upon residential amenity, thus according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Impact upon the Whalley Range Conservation Area – the conservatory would be sited to the rear of the host dwellinghouse and, as such, would be screened from view within the street scene. This should ensure that, despite utilising non-matching, non-sympathetic materials, the proposal would not cause significant harm to the special architectural and historic character of the conservation area as it would not form a prominent visual feature within the public realm. It is therefore understood that, given its limited visibility, the proposal would have a neutral effect upon the conservation area as it currently exists.

The proposal therefore accords with policies DC18 of the UDP, EN3 of the Core Strategy, and chapter 16 of the NPPF.

Waste storage – adequate space for the storage of bins would be retained to the west of the host dwellinghouse within the property's private side garden. Refuse bins could therefore be setback from the street scene and screened from view by the existing high-level timber fencing, thus according with policies DM1 and EN19 of the Core Strategy.

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon the Albert Park Conservation Area, waste storage and parking as it broadly complies with policies DC1 and DC18 of the UDP, policies DM1, SP1, EN1, EN3 and EN19 of the Core Strategy and chapters 12 and 16 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 polices 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 Plan and Elevations', numbered '900-12098 REV A', stamped as received by the City Council as Local Planning Authority on the 4th August 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 specified on the submitted application form and approved plans.

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

Whalley Range Conservation Area Group

8 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
12 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
11 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
10 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
9 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
27 Russell Road, Manchester, M16 8DJ
25 Russell Road, Manchester, M16 8DJ
23 Russell Road, Manchester, M16 8DJ
21 Russell Road, Manchester, M16 8DJ
3 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
2 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
1 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
Flat 28, Tangmere Court, Dudley Road, Manchester, M16 8DF
31A Russell Road, Manchester, M16 8DJ
31 Russell Road, Manchester, M16 8DJ
16 Russell Road, Manchester, M16 8DL
Flat 22, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 19, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 17, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 14, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 8, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 6, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 4, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 38, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 35, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 32, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 3, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 27, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 24, Tangmere Court, Dudley Road, Manchester, M16 8DF
7 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
6 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
5 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
4 Goodwood Lodge, 22 Russell Road, Manchester, M16 8GD
18 Russell Road, Manchester, M16 8DL
29 Russell Road, Manchester, M16 8DJ
Flat 33, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 31, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 30, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 29, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 26, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 25, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 23, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 21, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 20, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 18, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 16, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 15, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 12, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 11, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 10, Tangmere Court, Dudley Road, Manchester, M16 8DF

Flat 1, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 9, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 7, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 5, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 40, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 39, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 37, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 36, Tangmere Court, Dudley Road, Manchester, M16 8DF
Flat 34, Tangmere Court, Dudley Road, Manchester, M16 8DF

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
Conservation Area - Whalley Range Conservation Area 1992
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA