

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136691/FH/2023

Date registered valid: 14 June 2023

Proposal: Erection of a 2 storey side extension and a part single/part 2 storey rear extension to form additional living accommodation.

Address: 274 Manley Road, Manchester, M21 0RF

Ward(s): Chorlton Ward

Applicant: Mr Usman

Agent (if any): Mr Soreen Billbas Barcx Ltd

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8th August 2023

Standard consultations:

Printed: 3 October 2023 Expired: 13 October 2023 (second round)

Neighbour notifications

Printed: 3 October 2023 Expired: 13 October 2023 (second round)

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 property that is the subject of this householder application is a brick built 2 storey semi-detached dwellinghouse with a single storey timber lean to on the common boundary with number 276 Manley Road. There is off road parking provision for more than one vehicle. It has garden area to the front and rear of the property. At some point there has been a porch constructed to the front of the property and a single storey extension to the rear. The garden to the rear is laid mainly to lawn and the boundary treatments comprise of concrete post and timber panel fencing. The neighbouring property at number 276 has a single storey wrap around extension down the side and rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with the neighbouring properties comprising of either traditional 2 storey dwellinghouses interspersed with more modern properties and some low level flat developments. The houses that come off the spur roads are terraced in nature and are more Victorian in age.

Description of development

The proposal is for the erection of a 2 storey side extension set back from the frontage and a part single part 2 storey rear extension to provide additional accommodation in the form of a reception room a wash room and an extended open plan kitchen diner to the ground floor. To the first floor the additional accommodation would provide an extended third bedroom and a relocated family bathroom together with a fourth en suite bedroom. The existing lean to on the side and the single storey extension on the rear are to be demolished to facilitate the development.

Consultations & Notification Responses

Local residents were informed- Due to the receipt of revised plans, two rounds of consultation took place. One representation has been received as a result of the first round. The main concern relates to the disruption that constructing the development is likely to cause and what the time-frame of the build would be. These are issues that are private issues to be discussed between the neighbouring properties and the applicants. Should the hours of construction work be unreasonable, then this would be a matter for Environmental Health Public Protection. The scheme was revised followed by a second round of consultations, no representations were received as a result of the second round.

Issues

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 for Residential Extensions is a saved policy.

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

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 proposal is for the erection of a two -storey side extension and part single part two storey rear extension. The principle of creating additional accommodation on a residential property in an established residential area is considered to be acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposed works are to the side and rear of the property. The extension would still allow for car parking spaces to be accommodated on site. It has been set down from the original roof ridge and set back from the front of the property. It is in a typical location for development and are the same type of extensions that many of the properties within the immediate area have benefited from.

Design and Appearance - Materials are shown as matching the existing materials on the house, an appropriate condition would be attached to any consent granted. The design of the extensions are sympathetic to the host property. The rear extensions are single storey as a wrap around with the 2 storey element being central. The roof on the 2 storey is hipped and is much lower than the existing roof. Negotiations took place to secure the proposal currently under consideration and the proposal is now of a considered design. The appearance of the property post development would be very similar to those properties within the area that have had the benefit of extensions to their properties which is considered acceptable.

Scale and Massing - The development is of a scale that is typical of other extensions on properties of this size and location. It would not result in terracing, as the set down and set back together with the gap retained to the boundary provides for a physical break. The roof lines

Residential Amenity - The two storey side extension ends at the rear building line of the property, becoming single storey as it wraps around. The first floor element is substantially off the shared boundary with the attached semi- detached property at number 272 Manley Road. It is therefore considered that the extensions to the rear do not result in an unduly overbearing or

unneighbourly relationship to the attached semi-detached property. The proposal would not result in the loss of light to 272 or 276 as the development is single storey where it sits close to the boundary on the rear projection. There is only one window on the side elevation of number 276 where the two storey side extension would be located. Any loss of light is not considered to be so significant as to merit refusal. There are no windows to the first floor along the common boundaries, with any windows overlooking the applicants own garden to either front or rear. There would still be an acceptable level of amenity space retained post development for the occupants of the host property.

Waste collection - The residents would store the bins alongside the property and an appropriate condition would be attached to any consent granted.

Parking - Off street car parking spaces for more than one vehicle would still be provided on site.

Conclusion - The proposal is considered acceptable in this location in terms of design, scale and massing and it is not considered that the proposal would create any undue loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site. The proposal therefore complies with policies DC1, DM1 and SP1.

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 34 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance negotiations took place and revised plans were submitted.

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:

B-2D17-102 Rev B Proposed Floor Plans and Elevations received by email from agent 2nd October 2023.

Flood Risk Assessment received 3rd May 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 of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, and as stated on the Householder Application Form.

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.

4) The application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Prior to the occupation of the development hereby approved, the details of a bin store including size, location and materials shall be submitted to and approved in writing by the City

Council as local planning authority. The approved details shall implemented, and thereafter retained and maintained so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Informatives

1) As per the FRA, the proposed extension is within Flood Zone 2, floor levels to be set 300mm above the Finish Flood level. (28.109+0.3= 28.109m AOD)

The site is within Flood Zone 2. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
MCC Flood Risk Management

272 Manley Road, Manchester, M21 0RF
14 Bryan Road, Manchester, M21 0RH
16 Bryan Road, Manchester, M21 0RH
276 Manley Road, Manchester, M21 0RF
255 Manley Road, Manchester, M21 0RE
253 Manley Road, Manchester, M21 0RE

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