

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136495/FH/2023

Date registered valid: 21 April 2023

Proposal: Erection of part single, part two storey side and rear extensions together with a rear dormer front porch and canopy extension.

Address: 11 Haslemere Road, Manchester, M20 4RD

Ward(s): Withington Ward

Applicant: Mrs Parminderjeet Kaur

Agent (if any): Mr Anwar Ul-Haq

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
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Recommendation: Approve

Date of recommendation: 6 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 May 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 June 2023 Expired: 3 July 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: No

Tree Preservation Order: No

The application site relates to 11 Haslemere Road within the ward of Withington in south Manchester. The property relates to a two storey, semi-detached, red brick property and is the last property to the northern side of Haslemere Road before Parrs Wood Road to the east. Amenity space to the front of the property relates to a single driveway and a small, grassed area and amenity space to the rear of the property is possible through a white gate and relates to a grassed garden with areas of hardstanding. A single storey outrigger is also located to the rear.

The proposal seeks consent for erection of part single, part two storey side and rear extensions together with a rear dormer front porch and canopy extension.

Site History

135317/FH/2022 Erection of part single, part two storey side and rear extensions together with front porch and canopy extension. Refused

Negotiations

The first-floor rear/ side extension has been reduced in rearwards projection, significantly reducing the footprint of the bedroom. The ground floor projection has been reduced by 1m and the splay angle as been modified by pulling it away from the common boundary. These

amendments were required to lessen the impact in terms of its overbearing prominence on number 52 Pars Wood Road.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

Issues

Policy

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 EN19 Waste

- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord 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.

Residential Amenity

Ground Floor

The ground floor element of the proposal extending along the side and projects beyond the rear by 4 metres. A gap is maintained between the common boundary with the non-adjoining property no 52 Parris Wood Road which backs on to the site. Two obscurely glazed windows are

inserted on the side elevation of the property. In addition, the adjoining property no 9 Haslemere Road has an existing single storey extension. Therefore, due to its position and distance from the neighbouring properties no. 9 Haslemere Road and Parrs Wood Road the proposal would not give rise to overlooking or loss of privacy on the adjacent neighbouring property.

First Floor

The first-floor element of the proposal would be setback from the front wall of the property extending along the side and terminating on the same plane as the existing ground floor. This element of the proposal follows the splayed boundary. However, the first floor and the roof terminate at the existing rear elevation and the first-floor rear element is pulled away from the common boundary. The roof would be set down significantly from the existing ridge height and gabled to reflect the modified roof design. There is one obscurely glazed window on the side elevation. The two-storey extension brings build form closer to the properties to the rear and side of the application site however, due to the distance between the extension and the neighbouring properties there is no overlooking or loss of privacy on the adjacent neighbouring properties.

Given the retained gap to the shared boundary of the adjacent semi-detached property and the distance between the properties, rear of the application site together with the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers.

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 brick and tiles as specified in the application form. The front extension includes a porch and an additional front door to gain access to the storage area. On balance, the overall, 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.

Dormer Extension

Residential Amenity - Given the siting and design of the rear dormer it is not considered that the proposal will have a detrimental impact upon the levels of residential amenity currently enjoyed by the neighbouring properties. There are no windows within the side elevation of the dormer, with the windows being in the rear. The view out of these would be across the applicant's own garden, with a substantial distance between the proposal property and the properties to the rear of the site, as such there is no overlooking or loss of privacy for the neighbouring properties.

Visual Amenity- It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties, nor the area within which it is located

Design - The design of the rear dormer is considered acceptable. It will be constructed in materials to match and be sympathetic to those on the original dwellinghouse. The dormer is to be constructed in vertical hung tiles and the windows would match the those of the existing property, and as such are considered acceptable.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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:

2022/03/03 P3, 2022/03/01 P5 and 2022/03/02 P3, stamped as received 22 June 2023 and the Location Plan and the Site Plan, stamped as received on the 16 March 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.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) 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

5) Before first occupation the windows on the side ground and first floor elevation facing no. 52 Parrs Wood Road, 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 remain so in perpetuity.

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

48 Parrs Wood Road, Manchester, M20 4RW
46 Parrs Wood Road, Manchester, M20 4RW
12 Hartswood Road, Manchester, M20 4RL
50 Parrs Wood Road, Manchester, M20 4RW
12 Haslemere Road, Manchester, M20 4RD
10 Haslemere Road, Manchester, M20 4RD
9 Haslemere Road, Manchester, M20 4RD
54 Parrs Wood Road, Manchester, M20 4RW
52 Parrs Wood Road, Manchester, M20 4RW
10 Hartswood Road, Manchester, M20 4RL

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) -
Area Team Boundary - Name: SOUTH AREA