

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136236/FH/2023

Date registered valid: 13 February 2023

Proposal: Erection of a single storey side, part single/ part two storey rear extension and construction of a rear dormer to provide additional living accommodation

Address: 525 Burnage Lane, Manchester, M19 1NH

Ward(s): Burnage Ward

Applicant: Mr Nadeem Malik

Agent (if any): Mr Nadeam Khan NK Architectural

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

Recommendation: Approve

Date of recommendation: 3 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31st March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 July 2023 Expired: 25 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

The property that is the subject of this householder application is a brick built 2 storey dwellinghouse it has bay windows to the frontage and a provision for parking 1 vehicle off road. It has garden area to the front and rear, and there is currently a single storey conservatory on the rear of the property. The rear garden has an open plan appearance, with the fencing having been removed between the pair of semis. The actual garden area is roughly triangular in shape.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of properties of a similar style age and style to the proposal site, with The Burdens which is an extra care unit for the elderly on the opposite side of Burnage Lane. The property is on a sustainable transport network which can easily be traversed by alternative modes of transport to the car.

Description of development

The proposal is for the erection of a single storey side extension, part single part two storey rear extension together with a rear dormer extension. The existing conservatory to the rear would be demolished to facilitate the development. The additional residential accommodation created would be in the form of a study room, extended family room and an open plan kitchen diner to the ground floor, and 1 new bedroom to the first floor and 1 new bedroom within the loft space. The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local residents were informed- 2 rounds of notifications took place there was one letter of concern based on the original submission with regards to potential encroachment and loss of light, the issues were related to the applicant who has since amended the proposal. A second round of notifications took place on the latest plans, and no further comments have been received.

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 single storey side extension together with a part single part two storey rear extension, together with the installation of a rear dormer. The principle of extending a residential property within an established residential area is considered acceptable in principle. This is allowing people to meet the changing household needs without the need to move properties.

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 space to be accommodated. The siting of the extensions have been considered so as to only have single storey on the boundary with the property at number 523 Burnage Lane, and set in off the common boundary with number 527 Burnage Lane. The siting is therefore considered acceptable.

Design and Appearance - Materials are shown as matching the existing materials on the house, save for the introduction of some feature render on the rear elevation at the ground floor. The sides will still be in brick where it matches the neighbouring elevations. A condition to this affect would be attached to any consent granted. The proposed extensions are typical of other extensions within the area and are considered appropriate and sympathetic to the design of the existing property, neighbouring properties and the character of the wider area within which it is located. Much of the proposed works cannot be seen from within the street scene, only from within the neighbouring rear gardens.

Scale and Massing - The scale has been kept domestic, the proposal has been designed with hipped roofs which reduces the massing on the boundaries with the neighbouring properties and keeps the highest points of the extensions within the applicants own garden.

Residential Amenity - The part single / part two storey rear extension projects a maximum of 3.985m as amended. The first floor element is moved substantially off the shared boundary with the semi -detached property to which the application property is attached. 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 result in some loss of light, however, not to such an extent that would merit the refusal of planning consent. The dormer extension would not provide any further overlooking than is available from the existing first floor windows. There are no windows proposed in either of the side elevations, with the windows overlooking the applicants own garden area.

Waste collection - The applicant is proposing a store within the front garden, as post development the single storey side extension would not enable the bins to be stored within the rear garden and brought through to the front on collection day. A condition would be attached requiring the details of the proposed bin store.

Parking - Off street car parking spaces 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 35 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 with regards to the scale of development and following negotiations the scheme is considered acceptable.

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:

A103 Rev F -Proposed Elevations received by email 22nd July 2023

A106 Rev E- Proposed Floor Plans dated 10th July 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, including the mortar and patching in. The render to be used shall be a colour through render.

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) 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.

5) 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.

Appendix 1 – List of consultees & neighbours notified

538 Burnage Lane, Manchester, M19 1LD
536 Burnage Lane, Manchester, M19 1LD
28 Moorcroft Drive, Manchester, M19 1WH
527 Burnage Lane, Manchester, M19 1NH
26 Moorcroft Drive, Manchester, M19 1WH
531 Burnage Lane, Manchester, M19 1NH
529 Burnage Lane, Manchester, M19 1NH
523 Burnage Lane, Manchester, M19 1NH

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