

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137388/FH/2023
Date registered valid: 26 June 2023
Proposal: Erection of a single storey rear extension
Address: 17 Park Range, Manchester, M14 5HR
Ward(s): Rusholme Ward

Applicant: Mr W Singh
Agent (if any): Mr Joe Jennings Extensions NW Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 14th August 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 August 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 4 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 site relates to a two storey semi detached property in the Rusholme ward area of Manchester. The property features a single storey rear projection and canopy which adjoins the property to the garage. Gardens are to the front and rear with detached garage along the shared boundary with no. 15 Park Range.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is primarily residential in character.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension.

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.

History

There are no previous planning applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of single storey rear extension. Comments were received in relation to the proposal, however, the comments were more in relation to the position of the extension which was thought not to impact on the local resident given the proposals location.

The proposed extension would project from the rear wall measuring 4.0m and would end in line with the existing single storey rear projection to form an enlarged kitchen and would not project beyond the side wall of the house. A window and door are proposed along the side elevation, however, to ensure there is not overlooking, a condition for obscure glaze has been attached to ensure there is no overlooking or loss of privacy. The roof would be sloping with the inclusion of two roof lights in total.

It is considered that the introduction of a rear extension in this location would not provide visual harm to the adjacent or surrounding properties, especially as the proposal is single storey. The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

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

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

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 matching brick and tile as

specified in the application form. The 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.

Disabled access

Not applicable

Refuse Bins

Refuse bins are stored to the rear of the property and taken along the alleyway for collection days which accords with policy EN19 of the Core Strategy.

Parking

Car parking would be unaffected by the proposal, parking is taken on the street to the front of the property.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and 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.

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:

Received 26th June 2023 numbered 3240-01 Proposed Plans and Elevations

Received 26th June 2023 Proposed Site Plan

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) Before first occupation the windows in the side elevation facing no. 15 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

69 Dickenson Road, Manchester, M14 5AZ

Ground Floor F I Team West, 69 Dickenson Road, Manchester, M14 5AZ

Longsight Family Unit Ground Floor And 1, 69 Dickenson Road, Manchester, M14 5AZ
Ground Floor Manchester Social Services And First Floor, 69 Dickenson Road, Manchester, M14 5AZ
Ground Floor And First Floor, 69 Dickenson Road, Manchester, M14 5AZ
Ground Floor, 69 Dickenson Road, Manchester, M14 5AZ
10 Park Range, Manchester, M14 5HQ
19 Park Range, Manchester, M14 5HR
15 Park Range, Manchester, M14 5HR
8 Park Range, Manchester, M14 5HQ

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: SOUTH AREA