Planning

Growth & Development

Delegated officer report for planning application

Application no.	137562/FH/2023
Date registered valid:	17 July 2023
Proposal:	Erection of single storey rear extension following demolition of existing single storey rear outrigger and conservatory
Address:	103 Buckingham Road, Manchester, M21 0RG
Ward(s):	Chorlton Ward
Applicant:	Mrs Agnieszka Gumulko
Agent (if any):	Mr Joe Jennings ExtensionsNW Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	08 September 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 August 2023

Standard consultations: Printed: 25 July 2023 Expired: 15 August 2023

Neighbour notifications: Printed: 25 July 2023 Expired: 15 August 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a ground-floor bay to the front, a front porch extension, paved front driveway, modest front garden bordered by a low-level redbrick wall, a carport / canopy to the side, a single storey rear outrigger, a conservatory extension, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.

Description of area

Buckingham Road is a residential street situated within the Chorlton ward of Manchester, close to Manchester Road (B5217), Abbotsford Road Allotments, and the Metrolink tramline. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, and benefits from its proximity to Chorlton district centre.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension following the demolition of the existing single storey rear outrigger and conservatory extension.

Consultations & Notification Responses

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

Flood Risk Management recommended that a flood risk assessment condition and informative be attached to the decision.

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

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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 single storey rear extension 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. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the single storey extension would be sited at the rear of the property, facing southwest, replacing the existing single storey outrigger and conservatory extension. It would project 2.353m rearwards from the host dwellinghouse, with a width of 5.975m, mono pitch roof height of 3.589m and an eaves height of 2.455m. A gap of 0.152m would be maintained to the boundary shared with No.105 Buckingham Road and a gap of 2.088m would be maintained to the boundary shared with No.101 Buckingham Road.

The 2.353m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and, given the subservient dimensions of the extension in relation to the host dwellinghouse, the proposal is deemed as being acceptable as it would not result in an 'excessively large or bulky' addition to the property.

The proposal therefore accords with policy DC1 of the UDP and policies SP1 and DM1 of the Core Strategy.

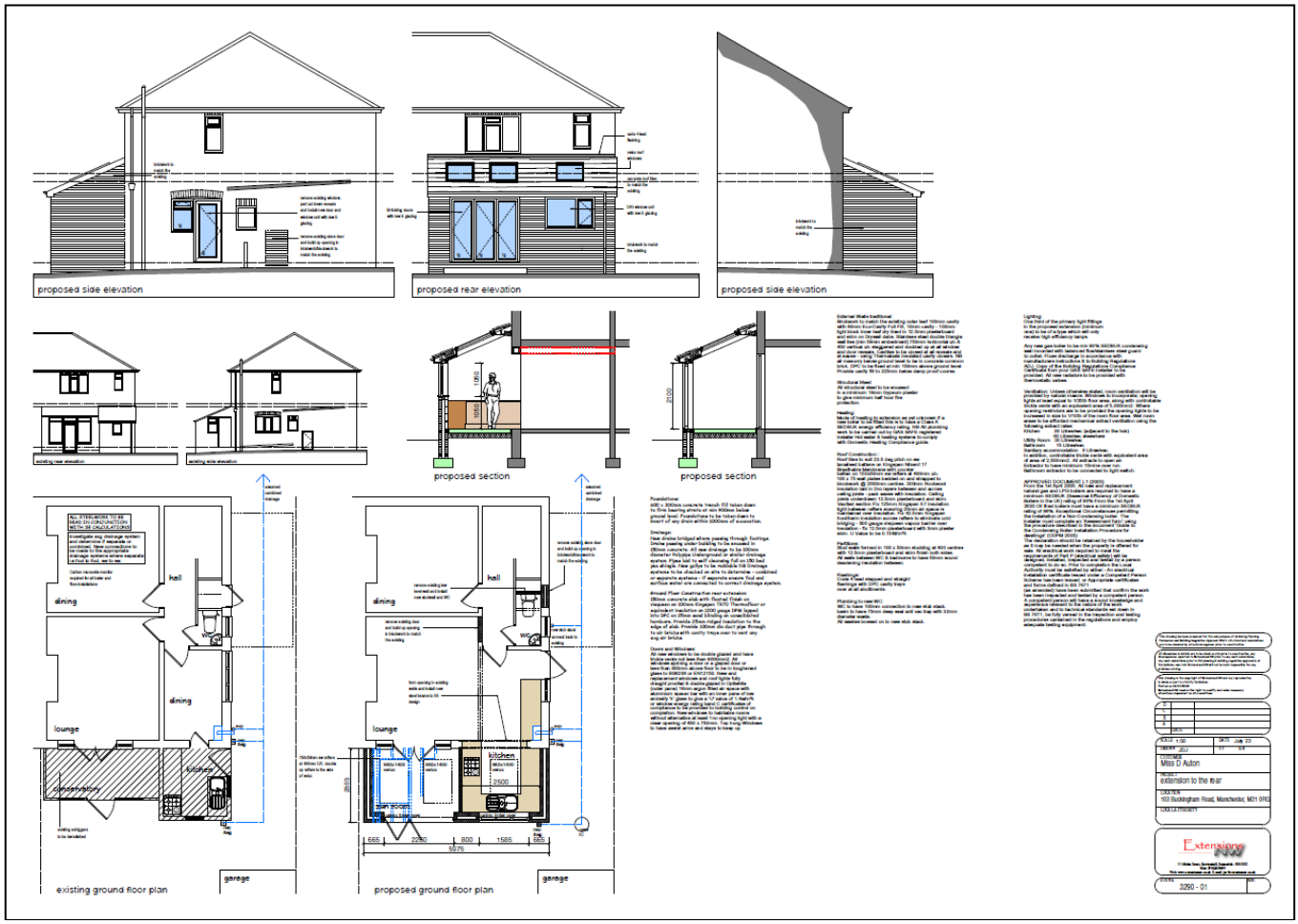


Figure 4. Submitted proposed plans and elevations.

Appearance and visual amenity – the rear extension would be built of brickwork and roof tiles to match the existing in addition to PVC windows, and PVC / aluminium doors. Its rear elevation would feature a set of bi-folding doors and one window, whilst its side elevations would be blank and featureless. Featuring a mono pitch roof, the extension would also feature three flat skylights to its rear-facing slope.

The proposal is relatively standard in terms of its design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the rear of the property, the extension would not be visible within the street scene or public realm and, as such, should have a minimal effect upon the visual amenity of the area. Moreover, its use of matching materials should ensure that the extension provides a blended appearance with the host dwellinghouse, thus avoiding forming a prominent visual feature. Hence, the overall character of the property and its surrounding area would not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey, with a relatively minor rearward projection of 2.353m, the proposal should not cause issues associated with overshadowing, loss of light or loss of outlook, nor would it introduce an overbearing presence into the area. Moreover, its blank side elevations should ensure that the privacy of neighbouring occupiers is not compromised.

In addition, no objections have been received in relation to the proposal's potential to affect residential amenity.

The proposal therefore accords with Core Strategy policies DM1 and SP1 due to its minimal impact upon residential amenity.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

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

Flood Risk – the application site lies within Flood Zone 2.

As such, the Flood Risk Management team have recommended that a pre-commencement condition, requiring the applicant to submit a flood risk assessment prior to any development, be attached to the decision notice.

However, in these circumstances, attaching the aforementioned condition is believed to be unnecessary and excessive as the submitted plans and supporting information indicate that the floor level of the proposed extension is to be consistent with the existing floor level of the host dwellinghouse. Moreover, the proposed extension would feature an access / egress point along its rear elevation, thus ensuring the retention of adequate emergency evacuation routes in the event of a flood.

The proposal is therefore understood as complying with the Government's standing advice and policy EN14 of the Core Strategy.

Other matters – the proposal also includes a number of elevational alterations to the host dwellinghouse's side elevation facing No.101 Buckingham Road. This includes the blocking up of an existing store door with brickwork to match the existing and the replacement of an existing ground floor window with an outward-opening door and one window. These alterations are able to be undertaken under permitted development and, as such, have not been assessed within this report.

Conclusion – given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 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:

-'Extension to the rear', numbered '3290 – 01', stamped as received by the City Council as Local Planning Authority on the 17th July 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 of the existing dwellinghouse 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 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.

Informatives

1) MCC records highlights an underground culverted ordinary watercourse (Buckingham Road Drain) is located within close proximity to the site (approximately 34m north of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

105 Buckingham Road, Manchester, M21 0RG
101 Buckingham Road, Manchester, M21 0RG
2 Buckfast Close, Manchester, M21 0RY

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