

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136755/FH/2023

Date registered valid: 26 April 2023

Proposal: Elevational alterations together with the erection of a two storey rear extensions, a first floor front extension; and installation of enlarged roof.

Address: 415 Wilbraham Road, Manchester, M21 0UT

Ward(s): Chorlton Park Ward

Applicant: Amir Khan

Agent (if any):

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 June 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 3 March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 May 2023 Expired: 5 June 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

Description of area

The application site relates to 415 Wilbraham Road within the Chorlton Park ward of south Manchester. This application relates to a two storey, detached, dark brick property on the south side of Wilbraham Road. The property has been extensively extended with two storey extensions to one side, the rear and front elevations, and single storey extensions to both side and front elevations. The front elevation of the property is characterised by a cream canopy with large pillars. Amenity space to the front of the proposal consists of hardstanding for parking and amenity space to the rear of the property consists of a large, grassed garden with some areas of hardstanding. A large cream rendered outbuilding is sited against the rear boundary of the site.

The property is located in a predominantly residential area. There are further detached houses to either side of Wilbraham Road which have been extensively extended. There are further residential properties facing the site across Wilbraham Road.

Description of development

The submitted application seeks planning permission for the elevational alterations together with the erection of a two storey rear extensions, a first floor front extension; and installation of enlarged roof.

The application seeks to improve the appearance of the proposal approved under planning ref 136122/FH/2023 using elevational alterations, where the erection of a two storey rear extensions, a first floor front extension; and installation of enlarged roof was previously approved. Some internal alterations occur as part of the current application.

The 2x two storey rear extensions would infill the existing staggered rear building line and would create a new flush rear building line. At the largest point, the rearward projection of this part of the development would have a length of approximately 1.4 metres.

The first floor front extension would be sited extremely close to the shared boundary with no.417 Wilbraham Road and would add additional space to the front bedroom on the first floor, creating a flush front elevation. This would have a projection of approximately 1 metre and a width of 2 metres.

The installation of the enlarged roof would incorporate the proposed extensions and have a roof which reads as a single structure. This would involve replacing the existing roof structure with a new roof of a hipped roof design with a slightly steeper roof pitch and a central flat roof as well as a small increase in the ridge height. The combination of the steeper roof pitch and flat roof would allow the current unhabitable roof accommodation to provide 2 new bedrooms, 1 bathroom and storage area to be provided on the second floor. The second floor rooms would be lit by 8 roof lights.

Elevational alterations to the primary elevation of the property would include a new central window to the gable and a new door and four enlarged windows to replace the existing windows at ground and first floor. Changes to the side elevation of the property facing no.413 Wilbraham Road would involve the insertion of one additional window and minor changes in terms of size. Elevational alterations to the rear of the property would include the insertion of central sliding doors, two Juliet balconies and four windows symmetrical in form.

Materials to be used for the proposal would match that of the host property.

Amended plans

The originally submitted plans raised the following concerns:

- The change from pitched roof elements to flat roof elements along the front and side elevation of the property were incongruous and visually obtrusive. The flat roof elements were out of keeping with the style of development within the immediate area and being sited at the front of the property, the level of harm would be considered unacceptable.
- The elevational alterations to the front of the property involving raising the height of the entrance way and the large central window, altered the height of the building and drew the focus upwards. As such, the proposal increased the height perception of the building within the streetscene and created the perception of an overly large property, contrary to Policy DC1.2 of the UDP.
- The increase of the ridge roof width was unacceptable. It would create a roof with a flat element centrally and is considered to be out of keeping with the style of the existing roof.

Cumulatively the original proposal created a visually oppressive and obtrusive feature to the detriment of visual/residential amenity.

The plans were altered to remove the flat roof elements, amend the elevational alterations and make changes to the roof. The revised plans are considered acceptable and are assessed within this report.

Planning history

136122/FH/2023 Erection of 2 x two storey rear extensions, a first floor front extension; installation of enlarged roof.
Approved 30 March 2023.

133453/P1AA/2022 Prior Approval for the enlargement of a dwellinghouse to allow for the construction of one additional storey to create three storeys in total.
Refused 30 May 2022.

130042/P1AA/2021 Prior approval application for the enlargement of a dwellinghouse by construction of an additional storey to increase maximum height of dwellinghouse by 1.3 metres. Turned Away 01.06.2021

129677/P1AA/2021 Enlargement of a dwellinghouse by construction of additional storeys.
Turned Away 15.03.2021

126975/FH/2020 Erection of first floor side extension, two storey rear extensions, alterations to roof including inclusion of rear balcony to form additional living accommodation together with associated elevational alterations. Refused 17.09.2020

090519/FH/2009/S1 Retrospective Application for the erection of a single storey side and front extensions, part two storey side extensions and two storey front extension together with elevational alterations. Approved 03.08.2009

085355/FH/2007/S1 Erection of single storey side and front extensions and part single /part 2 storey side extension, 2 storey front extension, re-roofing of existing property and alterations to elevations. Approved 10.03.2008

065964/FH/SOUTH1/02 Erection of a single storey front and side extension and two storey rear extension. Approved 03.10.2002

065037/FH/SOUTH1/02 Erection of part 2 storey part single storey rear extension, first floor front extension and alterations to front elevation and single storey side extension to form additional living accommodation. Refused 04.07.2002

063800/FH/SOUTH1/01 First floor front extension, part single, part two storey rear extension with first floor terrace and single storey side extension to form additional living accommodation. Refused 01.02.2002

054171/FH/CENTL1/98 Construction of railings on front wall of house. Approved 20.05.1998

034859 Part single part two storey extension to side and rear to form dining room, utility room and bedroom. Approved 14.11.1989

Consultations & Notification Responses

Local residents

Local residents were consulted and six responses were received- all in favour of the application.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;

e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the elevational alterations together with the erection of a two storey rear extensions, a first floor front extension; and installation of enlarged roof. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Elevational alterations:

The elevational alterations across the property would improve the appearance of the proposal approved under planning ref: 136122/FH/2023. The windows to be inserted within the primary elevation would create a symmetrical design either side of the gable and is considered a positive change. Changes to the gable and canopy would also occur but given the precedent of this type of structure in the immediate area, no harm in terms of residential/ visual amenity would occur. An additional window would be inserted in the side elevation facing no.413

Wilbraham Road but as all the windows in the side would be conditioned to be obscure glazed, no adverse privacy implications would occur.

In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Within the rear elevation, two Juliet balconies would be inserted. Due to the 19.8 metres distance between the Juliet balconies and the neighbouring property to the rear with no.2 White Moss Avenue, no adverse privacy implications would occur. The other windows and doors would not give rise to any adverse visual/ residential amenity implications. All new bathroom windows within the proposal would be conditioned to be obscure glazed.

Two storey rear extensions:

One of the two storey rear extensions would be sited close to the shared boundary with no.417 Wilbraham Road and would result in additional two storey built form close to the shared boundary. However, as the projection of the additional built form would measure only 1.4 metres and would not extend beyond the host property's central rear building line, the impact is not considered to be overwhelming. No.417 Wilbraham Road benefits from a single storey conservatory at the site. As the projection is so small, even at first floor level, this element of the proposal is not considered to give rise to any overshadowing implications and all the properties have south facing rear gardens. No windows are to be inserted in the side elevation of the new two storey rear extension facing onto no.417 Wilbraham Road and as such no privacy implications would arise.

The second two storey rear extension to be erected within the south eastern corner of the existing building is not considered to produce any harm to the other immediate neighbour, no.415 Wilbraham Road, as the neighbouring property has a rear building line which projects further forwards than the proposal.

The two rear extensions would be sited adequate distance from the rear boundary line of the site which adjoins the rear boundary line of no.2 White Moss Avenue. As such, this would not cause any adverse visual/ residential amenity implications.

First floor front extension:

The first floor front extension would be sited extremely close to the shared boundary with no.417 Wilbraham Road and would add additional space to the front bedroom on the first floor, creating a flush primary elevation to the host property. As this addition is so small and since it would not come forwards beyond the primary elevation of the neighbouring property, it would not create any adverse residential/ visual implications to the immediate neighbour, including loss of light or overshadowing.

Installation of enlarged roof:

This element of the proposal is not considered to create any adverse implications in terms of visual/ residential amenity, since it would allow the extensions proposed to be viewed as a single structure. Considering the mixed and extended nature of the immediate properties, this is considered acceptable and would not produce a detrimental feature in the streetscene in terms of visual amenity. Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Elevational alterations:

The changes to the front elevation would improve the appearance of the property and would be in keeping with the type of development in the immediate area. A local precedent for Juliet / balconies is present in the immediate neighbourhood, including no.315 Wilbraham Road and is as such considered acceptable for the rear elevation of the applicant property.

2 x two storey rear extensions:

Both of the two storey rear extensions would comply with Policy DC1.3 of the UDP and in its context are considered appropriate to conform with the existing form of development at the property.

First floor front extension:

The first floor front extension would be considered small with a projection of 1 metre and would create a flush front elevation at the property. This is considered pursuant to Policy DC1 of the UDP.

Installation of enlarged roof:

The enlargement of the roof would not be easily noticeable from the streetscene and as such is considered acceptable in terms of form and appearance.

Materials:

The proposed extension has been designed sympathetically to relate to the existing property. The materials would match the existing property and a materials condition to that effect would be attached to any consent granted.

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.

Car Parking

Car parking provision would be unaffected by the proposal.

Bin Storage

Bin storage would be unaffected by the proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 officers have worked with the applicant in a positive and proactive manner and a revised scheme which is considered to overcome any adverse issues was 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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 17 April 2023.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 17 April 2023.
- Drawing- Proposed- Floor Plan, numbered 511-03-910PC REV A, stamped as received by the City Council as Local Planning Authority on 19 June 2023.
- Drawing- Proposed- Floor Plan, numbered 511-03-911PC REV A, stamped as received by the City Council as Local Planning Authority on 19 June 2023.
- Drawing- Proposed- Floor Plan, numbered 511-03-912PC REV B, stamped as received by the City Council as Local Planning Authority on 19 June 2023.
- Drawing- Proposed- Floor Plan, numbered 511-03-913PC REV B, stamped as received by the City Council as Local Planning Authority on 19 June 2023.

-Drawing- Proposed- Elevation (Front)- Proposed, numbered 511-03-920PC REV B, stamped as received by the City Council as Local Planning Authority on 19 June 2023.
-Drawing- Proposed- Street Scene/ Context Plan- Proposed, numbered 511-03-926PC REV A, stamped as received by the City Council as Local Planning Authority on 19 June 2023.
-Drawing- Proposed- Section- Proposed, numbered 511-03-932PC REV A, stamped as received by the City Council as Local Planning Authority on 19 June 2023.
-Drawing- Site Plan- Block Plan of the Site, numbered 511-03-901PC, stamped as received by the City Council as Local Planning Authority on 19 June 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Before first occupation, the proposed windows in the side elevation facing no.413 Wilbraham Road and bathroom windows within the proposed first floor, as shown on 'Drawing- Proposed- Floor Plan, numbered 511-03-910PC REV A', stamped as received by the City Council as Local Planning Authority on 19 June 2023 and 'Drawing- Proposed- Floor Plan, numbered 511-03-911PC REV A', stamped as received by the City Council as Local Planning Authority on 19 June 2023, 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.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Afc, Kings Road, Manchester, M21 0XX
413 Wilbraham Road, Manchester, M21 0UT
326 Wilbraham Road, Manchester, M21 0UX
320 Wilbraham Road, Manchester, M21 0UX
2 White Moss Avenue, Manchester, M21 0XU
324 Wilbraham Road, Manchester, M21 0UX
322 Wilbraham Road, Manchester, M21 0UX
417 Wilbraham Road, Manchester, M21 0UT

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