MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137338/FH/2023
Date registered valid:	19 June 2023
Proposal:	Erection of a single storey rear extension and associated elevational alterations
Address:	20 Beech Road, Manchester, M21 8BQ
Ward(s):	Chorlton Park Ward
Applicant:	Gemma & Tim Carpenter & Bell
Agent (if any):	Chris Mulholland, Mulholland Architecture Ltd
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07 July 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 June 2023 Expired: 19 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey C3 semi-detached dwellinghouse of cream and redbrick with a slate tile part-hipped roof with gable end detailing to the front and rear. The property features green painted timber windows, including a ground floor bay to the front, an inset front porch, front garden bordered by timber fencing atop a low-level redbrick wall, a two-storey rear outrigger and rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.

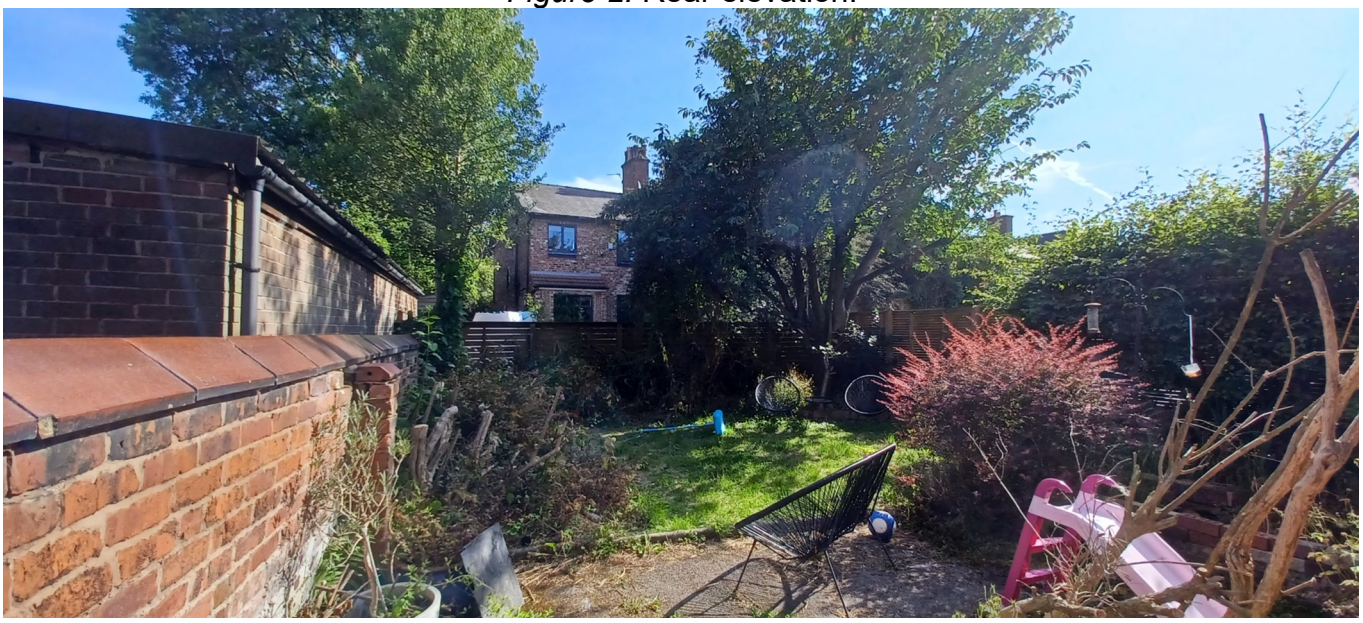


Figure 3. Rear garden.



Figure 4. Existing chimney to rear.

Description of area

Beech Road is a residential street situated within the Chorlton Park ward of Manchester, close to Beech Road Park, Barlow Moor Road local high street, and Beech Road local high street. The area is mixed in terms of its character, consisting of a mixture of terraced and semi-detached residential properties, bars, restaurants, and shopping facilities as well as being in close proximity to public outdoor green and amenity spaces.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and associated elevational alterations.

Consultations & Notification Responses

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

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 northeast, acting as an infill between the two-storey rear outrigger and the shared boundary with No.18 Beech Road. It would project 2.235m rearwards from the host dwellinghouse, with a width of 3.793m, mono pitch roof height of 4m and an eaves height of 3m. It would be sited along the shared boundary with No.18.

The 2.235m 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 as 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.

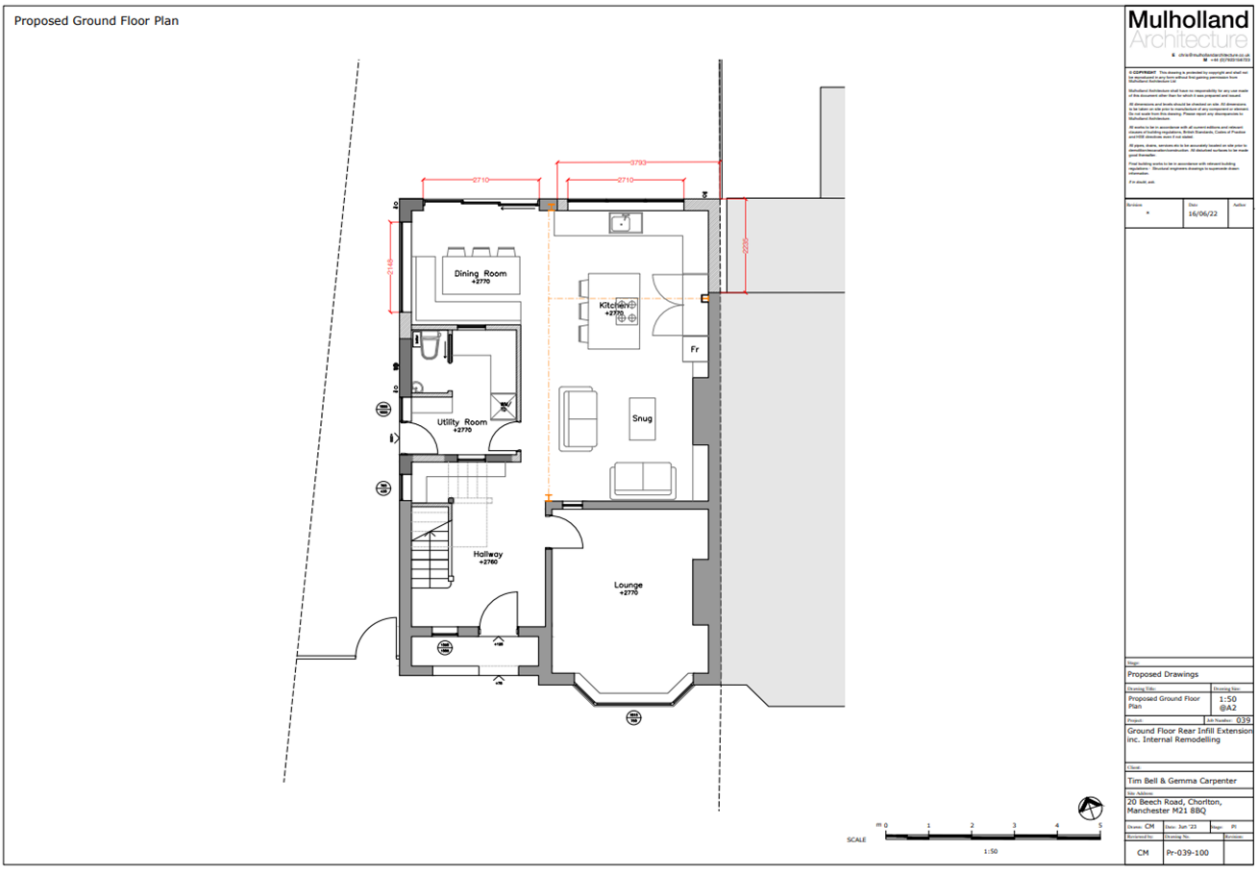


Figure 5. Submitted proposed ground floor plan.

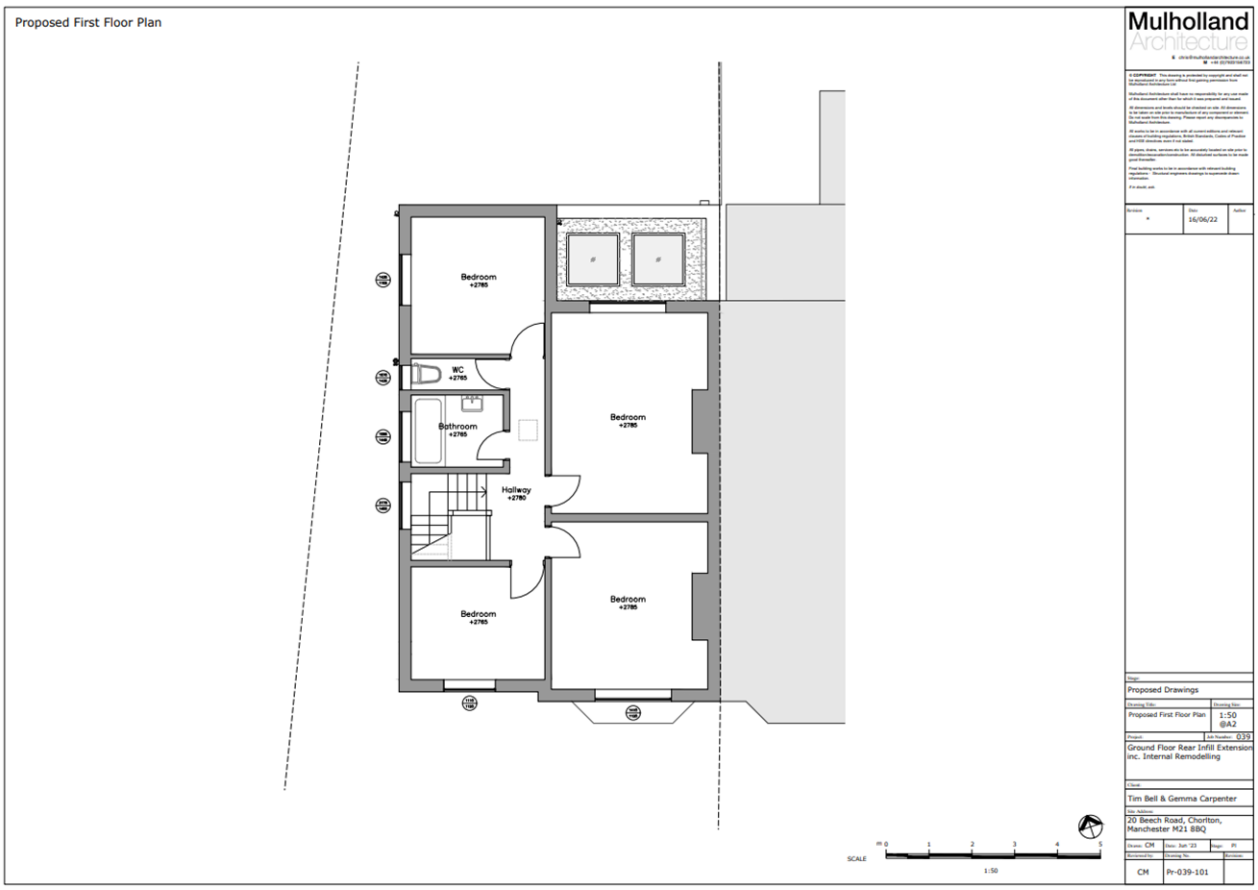


Figure 6. Submitted proposed first floor plan.



Figure 7. Submitted proposed front and rear elevations.

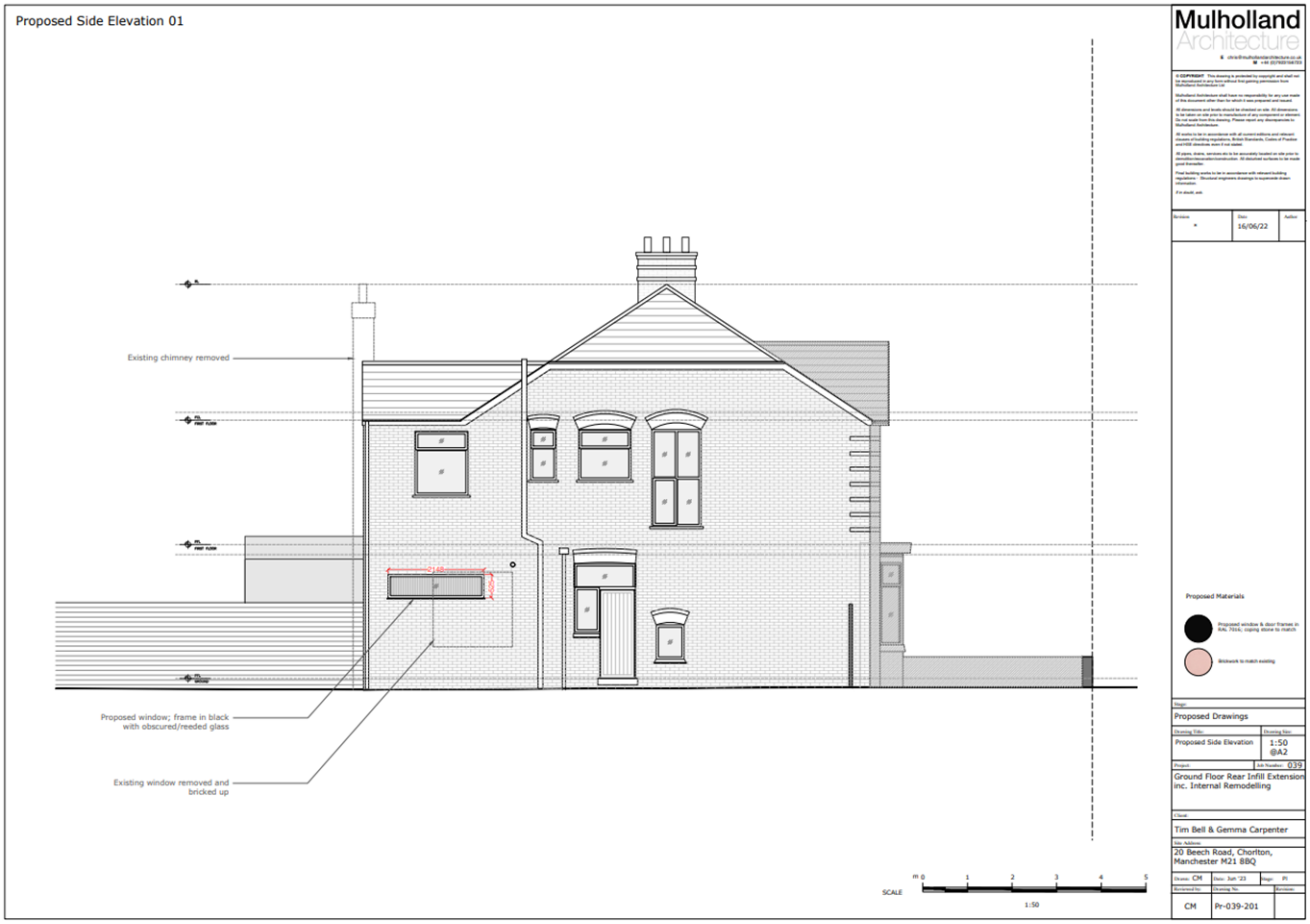


Figure 8. Submitted proposed side elevation.

Appearance and visual amenity – the rear extension would be clad in ‘plaster pink’ coloured render with a black EPDM sloped roof and a black coping stone parapet, in addition to black-framed windows and doors. Its side elevation would be blank, whilst its rear elevation would feature one window and its roof would feature two flat skylights.

The proposal would not utilise matching or subservient materials, instead opting for a more contemporary and visually modern addition to the property. This is considered to be acceptable in these circumstances as the proposal would be sited at the rear of the property and, as such, would not be visible within the street scene or public realm. The front-facing appearance and overall character of the surrounding area would therefore 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, sited northeast of the host dwellinghouse and relatively minor in terms of its rearward projection, the proposal should not cause an undue loss of light for neighbouring residents nor 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 this application.

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

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

Other matters – the proposal also includes the removal of the existing chimney located to the rear of the property, the installation of a set of sliding doors at ground floor level along the rear elevation of the existing outrigger, and the replacement of an existing window at ground floor level along the property’s northwestern elevation. These alterations are considered acceptable given their minimal impact upon residential and visual amenity.

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:

-'Proposed Site Plan', numbered 'Pr-039-001', stamped as received by the City Council as Local Planning Authority on the 19th June 2023.
-'Proposed Ground Floor Plan', numbered 'Pr-039-100', stamped as received by the City Council as Local Planning Authority on the 19th June 2023.

-‘Proposed First Floor Plan’, numbered ‘Pr-039-101’, stamped as received by the City Council as Local Planning Authority on the 19th June 2023.
-‘Proposed First Floor Plan’, numbered ‘Pr-039-102’, stamped as received by the City Council as Local Planning Authority on the 19th June 2023.
-‘Proposed Front & Rear Elevation’, numbered ‘Pr-039-200’, stamped as received by the City Council as Local Planning Authority on the 19th June 2023.
-‘Proposed Side Elevation’, numbered ‘Pr-039-201’, stamped as received by the City Council as Local Planning Authority on the 19th June 2023.
-‘Proposed Side Elevation’, numbered ‘Pr-039-202’, stamped as received by the City Council as Local Planning Authority on the 19th June 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 specified on the submitted application form and approved plans.

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.

Appendix 1 – List of consultees & neighbours notified

18 Beech Road, Manchester, M21 8BQ
15 Malton Avenue, Manchester, M21 8AT
13 Malton Avenue, Manchester, M21 8AT
29 Beech Road, Manchester, M21 8BX
27 Beech Road, Manchester, M21 8BX
22 Beech Road, Manchester, M21 8BQ

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
Area Team Boundary - Name: SOUTH AREA