

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136300/FH/2023

Date registered valid: 8 March 2023

Proposal: Erection of a single storey side extension and front porch together with elevational alterations to provide additional living accommodation

Address: 20 Arnfield Road, Manchester, M20 4AX

Ward(s): Withington Ward

Applicant: Mr Mij Ghani

Agent (if any): Mr Ahmed Choudhry, NADA Architects

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2nd May 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	4 April 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 21 March 2023 Expired: 11 April 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 end semi detached property located at the corner of Arnfield Road and Harcombe Road in the Withington ward area of Manchester. Gardens lie to the front, side and rear. Off road car parking is to the front. The property is surrounded by similar semi detached properties and is located close to local shops and amenities along Wilmslow Road.



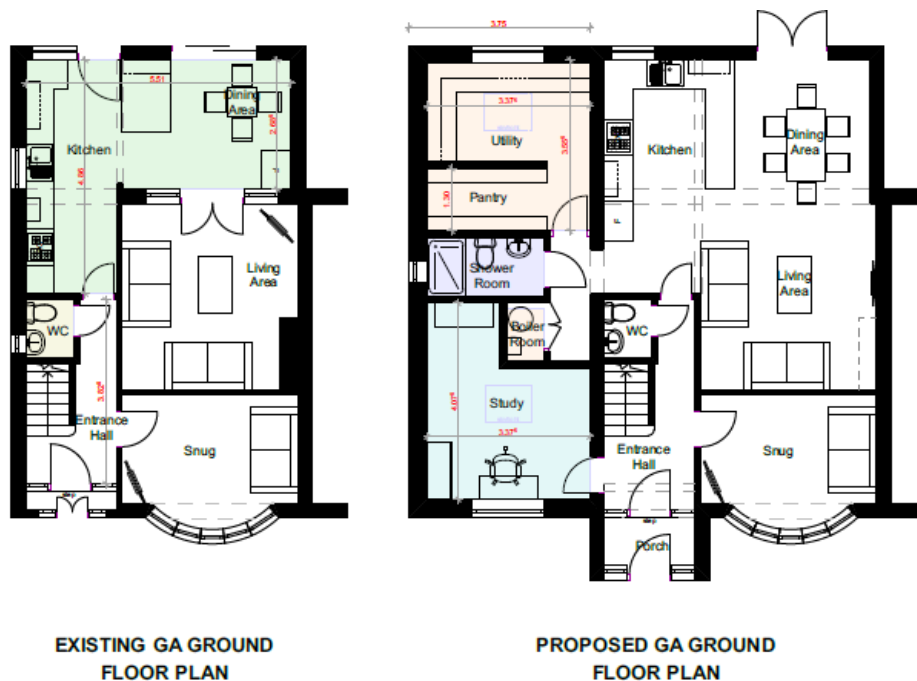
Listed building:	Not applicable
Conservation area:	NA
Tree Preservation Order:	NA

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the Erection of a single storey side extension and front porch together with elevational alterations to provide additional living accommodation



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments or representations have been received in respect of this application.

Local Members: - Cllr Chris Wills - Concerns were raised with regards to the property being let as a HMO. Clarification has been sought from the agent who has confirmed that the property is a single family dwelling house.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o 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 principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon

either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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

Previous planning applications relating to this site as follows:

045054/FH/SOUTH1/94 - Recv: 03.02.1994 - Application Approved - 31.03.1994 Extension at first floor level rear of dwellinghouse to form 2 additional bedrooms

043543/FH/SOUTH1/93 - Recv: 13.05.1993 - Application Refused - 19.08.1993 2 storey side extension to form sitting room, wc and two bedrooms on first floor

Residential Amenity

The applicant is seeking planning permission for the Erection of a single storey side extension and front porch together with elevational alterations to provide additional living accommodation. A local member raised concerns with regards to the property being let as a HMO. Clarification has been sought from the agent who has confirmed that the property is a single family dwelling house. Therefore the application is being determined based on a C3 use class as a single residential use.

The extension would be sited along the side of the property in line with the front and rear wall of the house retaining a suitable gap to the site boundary along Harcombe Road.

The roof would be sloping with the inclusion of two roof lights. Windows would be located at the front and rear with a small window along the side boundary, however, given the gap to properties opposite, it is not considered that the introduction of a side window in this location would provide overlooking or loss of privacy. Furthermore, the window is to accommodate a downstairs bathroom. It is considered that the introduction of a single storey side extension in this location would provide minimal interruption to the street scene

Porch

The porch would occupy a relatively small space at the front of the property with a projection of 1.3m to a width of 2.5m and a maximum height of 2.91m approximately to ridge with a hipped roof.

The porch would be sited approximately 3.6m from the boundary shared with No.18 Arnfield Road and would be set back from the public highway with windows and a door facing the street.

The proposed porch is considered to be acceptable and is not thought would provide any further overlooking than that of the front entrance to the property. Although the number of front porches are limited on this road, it is considered that the introduction of a porch to this property is acceptable, especially as the increase in floor plate to the front is minimal.

It is considered that the proportions of the extensions are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property especially given the relationship within the street scene which is similar to that of the property opposite the site, no. 22 Arnfield Road. It is therefore considered that the introduction of a single storey side extension and front porch would provide minimum harm which would not warrant refusal of the application.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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 bricks and tiles 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.

Bins

The storage of refuse bins are not affected by this proposal as access would still be available along the side and therefore would accord with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

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 in keeping with the existing property and 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 drawing:-

Received 17th February 2023 numbered (01)001 PL0 Existing and Proposed Elevations

Received 17th February 2023 numbered (02)001 PL0 Existing and Proposed Plans and Elevations

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 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.

Appendix 1 – List of consultees & neighbours notified

17 Arnfield Road, Manchester, M20 4AQ
21 Arnfield Road, Manchester, M20 4AQ
15 Arnfield Road, Manchester, M20 4AQ
22 Arnfield Road, Manchester, M20 4AX
19 Arnfield Road, Manchester, M20 4AQ
18 Arnfield Road, Manchester, M20 4AX
2 Harcombe Road, Manchester, M20 4AT

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