

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135771/FH/2022

Date registered valid: 4 January 2023

Proposal: Erection of single storey rear extension to provide additional living accommodation including elevational alterations

Address: 4 Abbotsford Road, Manchester, M21 0RJ

Ward(s): Chorlton Ward

Applicant: Mrs Danielle Lowy

Agent (if any): Mr Justin Keleghan, First Choice Extensions Ltd

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

Recommendation: Approve

Date of recommendation: 28th February 2023

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	27.02.2023
Standard consultations:	Printed: 19 January 2023 Expired: 9 February 2023
Neighbour notifications	Printed: 19 January 2023 Expired: 9 February 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 Chorlton ward area of Manchester. The property features a small porch to the front with bay windows. A single storey rear extension is sited along the wall of the property. Gardens are to the front with a substantial garden to the rear and access along the side.



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

Description of area

This is primarily a residential area in character

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension to provide additional living accommodation including elevational alterations.

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 applications relating to this site as follows:

Planning reference: 087986/FH/2008/S1 for the erection of single storey rear extension to form additional living accommodation. This applicant was approved on 20th November 2008.

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension to provide additional living accommodation including elevational alterations. It is noted that there is an existing single storey rear extension sited across the rear wall of the property with a projection of 3.679m along the shared boundary with the adjoining semi detached property.

The applicant proposes to erect an extension which would project off the rear wall of the house by 4.5m extending across the rear wall up to the shared boundary with the adjoining semi-detached property no. 2 Abbotsford Road and in line with the side wall of the dwelling.

The roof would be flat with the inclusion of two roof lanterns and an overhang measuring 1.2m. A window and sliding doors are proposed on the rear elevation; a window is proposed on the side elevation facing the neighbouring property no. 6 Abbotsford. However, given that no. 6 has an extension along the side with no windows, together with the existing boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy given by the window to the side.

The addition of a rear extension to this property would be in excess of the rearward projection outlined in policy DC1.3a., however, there have been no objections and one letter of support. Given the orientation of the property due north of the adjoining semi detached property no. 2, there would be no overshadowing or loss of light given by the extension along the shared boundary.

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 therefore 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 proposed extension would be sited along the rear wall of the property. The size and footprint of the proposed extension although projects longer than what policy allows, however, 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. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be Off-White K rend and brown mix commons and GRP with roof lanterns as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy.

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 policies within the Development Plan

Informative

As per the FRA, the proposed extension is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the existing property.

The site is within Flood Zone 2 and an Environment Agency Flood Warning Area. The applicant is encouraged to consider signing up for Environment Agency Flood Warnings - <https://www.gov.uk/sign-up-for-flood-warnings>

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

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 16th December 2023 numbered 02 Proposed Floor Plans and Sections
Received 16th December 2023 numbered 03 Proposed Elevations

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 of the hereby permitted development shall match those as specified in the application form in size, type, 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

MCC Flood Risk Management

233 Manley Road, Manchester, M21 0RB
57 Egerton Road North, Manchester, M21 0GX
231 Manley Road, Manchester, M21 0RB
5 Abbotsford Road, Manchester, M21 0RJ
55 Egerton Road North, Manchester, M21 0GX
7 Abbotsford Road, Manchester, M21 0RJ
6 Abbotsford Road, Manchester, M21 0RJ
2 Abbotsford Road, Manchester, M21 0RJ

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA