

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137417/FH/2023

Date registered valid: 28 June 2023

Proposal: Erection of a two storey side extension to form additional living accommodation and alterations to existing roof (resubmission of application 133422/FH/2022 to allow for roof amendments and changes to windows).

Address: 49 Homewood Road, Manchester, M22 4DG

Ward(s): Northenden Ward

Applicant: Mr Adam Holden

Agent (if any): Mr Lee Harper LH

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

Recommendation: Approve

Date of recommendation: 9th August 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	08.08.2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 11 July 2023 Expired: 1 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

The application site relates to a two storey detached C3 dwellinghouse of brown brick, grey concrete tiles and white framed windows. The property features a catslide roof to the side with a small dormer, front gable detailing and an existing single storey rear extension with roof terrace above. The plot includes a large paved driveway to the front, access down both sides and large garden to the rear.



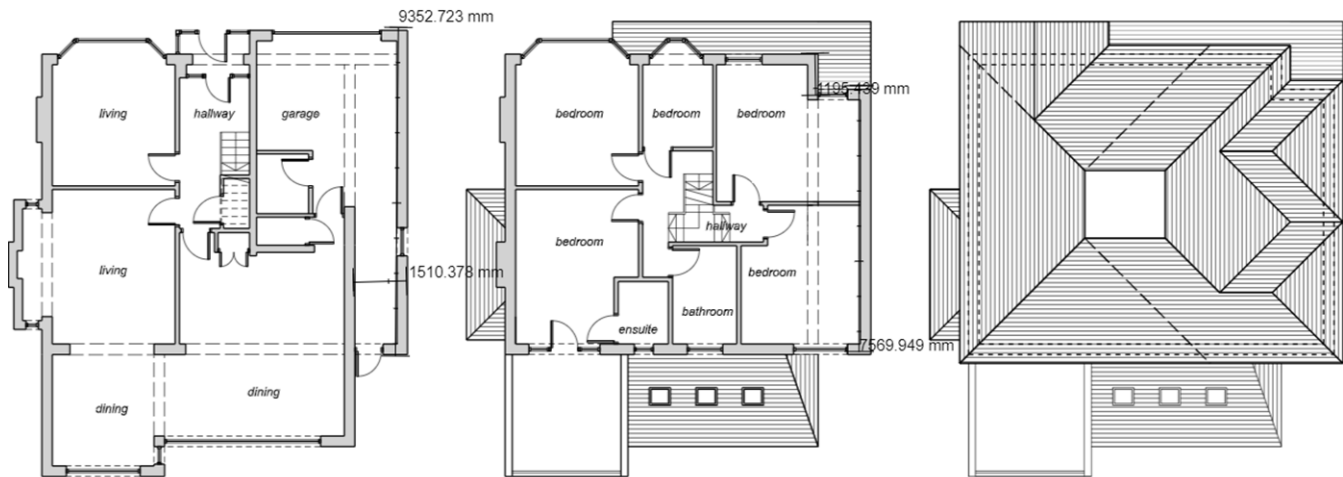
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

Homewood Road forms part of a residential estate, located between Northenden District Centre and the M56 Motorway. The area is characterised by large detache family houses along wide streets, set back from the road with proportionate sized gardens and front driveways

Description of development

The applicant is seeking planning permission for the erection of a two storey side extension to form additional living accommodation and alterations to existing roof (resubmission of application 133422/FH/2022 to allow for roof amendments and changes to windows).



Consultations & Notification Responses

Local residents: no comments have been received as a result of this proposal.

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:

Planning reference 133422/FH/2022 for the erection of a two storey side extension - this application was approved on 18.08.2022

Residential Amenity

The property is a large detached dwellinghouse located on the west side of Homewood Road and like many other properties along this frontage, has undergone previous enlargements. This particular property features a single storey rear extension, dormer to the side and rear balcony to first floor. This is a resubmission to a previously approved scheme as outlined in the history above. The proposed changes are to the roof detail and window arrangements.

The extension would be sited on the south side elevation of the house projecting 1.5m to the side with a depth of 9.2m at ground floor and 7.5m at first floor. The first floor element would be setback from the principle elevation by 1.0m. At the ground floor, the garage would be brought forward in line with the existing porch. the extension would be sited 200mm from the shared boundary with the adjacent property no. 47 and would not extend beyond the original rear elevation. It is considered that the setback together with the drop in ridge height would not result in terracing.

The roof would be hipped to reflect the current roof design. Windows are proposed on front, side and rear. Although there would be side window, this would serve a storage room and together with the boundary treatment is considered would not provide overlooking or loss of privacy.

The City Council considers that the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. Extensions to the front, side and rear are particularly popular in this area, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side.

The proposed altered terrace would not provide any further overlooking than the terrace as approved as part of the previous planning 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 brick and tile 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 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
Disabled access

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access at the rear, which accords with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

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

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 on 28th June 2023 numbered L301 Proposed Elevations

Received on 28th June 2023 numbered L201 Proposed Floor Plans

Received on 28th June 2023 numbered L101 Proposed Site Plan

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 building in type, size, colour and texture, as stated on the submitted application form.

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

70 Homewood Road, Manchester, M22 4DQ
47 Homewood Road, Manchester, M22 4DG
66 Homewood Road, Manchester, M22 4DQ
68 Homewood Road, Manchester, M22 4DQ
51 Homewood Road, Manchester, M22 4DG

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) -
Area Team Boundary - Name: SOUTH AREA