

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136476/FH/2023
Date registered valid: 14 March 2023
Proposal: Erection of single storey side and rear extension
Address: 152 Wendover Road, Manchester, M23 9JX
Ward(s): Brooklands Ward

Applicant: Mr and Mrs Avery
Agent (if any): Mr Jonathan Renshaw ebrdesigns.com ltd
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 04 May 2023

Application details:

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 27 April 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 March 2023 Expired: 18 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse situated on the corner plot where New Forest Road meets Wendover Road. The property consists of brown brick with a grey concrete tile dual pitch roof and features white uPVC windows, a modest front garden bordered by a low-level stone wall, a large, paved driveway bordered by a high-level timber fence, a two-storey rear outrigger, two single-storey side extensions, a spacious rear garden bordered by a high-level hedge line and a small outbuilding.



Figure 1. Principal elevation of No.152 Wendover Road.



Figure 2. Rear view of the property.



Figure 3. Proposed site of development.



Figure 4. Rear garden.

Description of area

Wendover Road is a residential street situated within the Brooklands ward of Manchester, close to Fairywell Brook, Beech Fields and Altrincham Road (A5609). The area is predominantly residential in terms of its character consisting of detached and semi-detached dwellinghouses and benefits from its proximity to outdoor amenity and green spaces.

Description of development

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

Planning History

No previous planning history.

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

Principle – the principle of erecting a single storey side and 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, and parking.



Figure 1. Proposed site plan, as submitted by the applicant's agent.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, wrapping around the southwestern and northwestern elevations of the property, adjoining the existing two-storey rear outrigger. It would project 3.54m from the rear elevation of the host dwellinghouse with a total length / depth of 10.382m along the property's southwestern edge. The extension would project 1.749m sideways from the property's current southwestern elevation and would have a total width of 4.737m. Featuring a single ply membrane flat roof, the extension would have a maximum height of 3.088m, ensuring its subservience to the host dwellinghouse. The extension would be sited along the boundary shared with No.154.

The 3.54m rearward projection accords with the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. Moreover, the extension would not project beyond the principal elevation of the dwellinghouse nor the rear elevation of its two-storey outrigger. The siting, scale and massing of the proposal is therefore deemed acceptable as it is not considered to result in an 'excessively large or bulky' addition to the property.

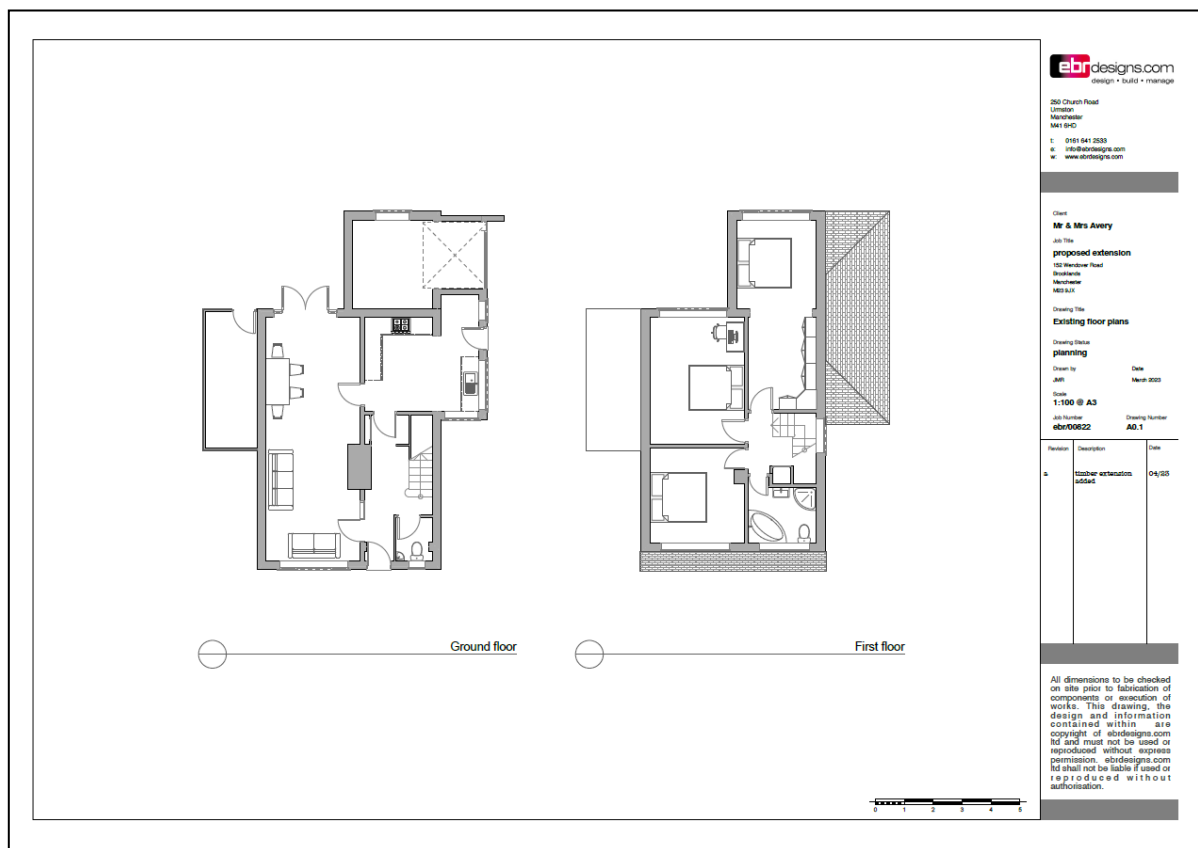


Figure 2. Existing plans, as submitted by the applicant's agent.

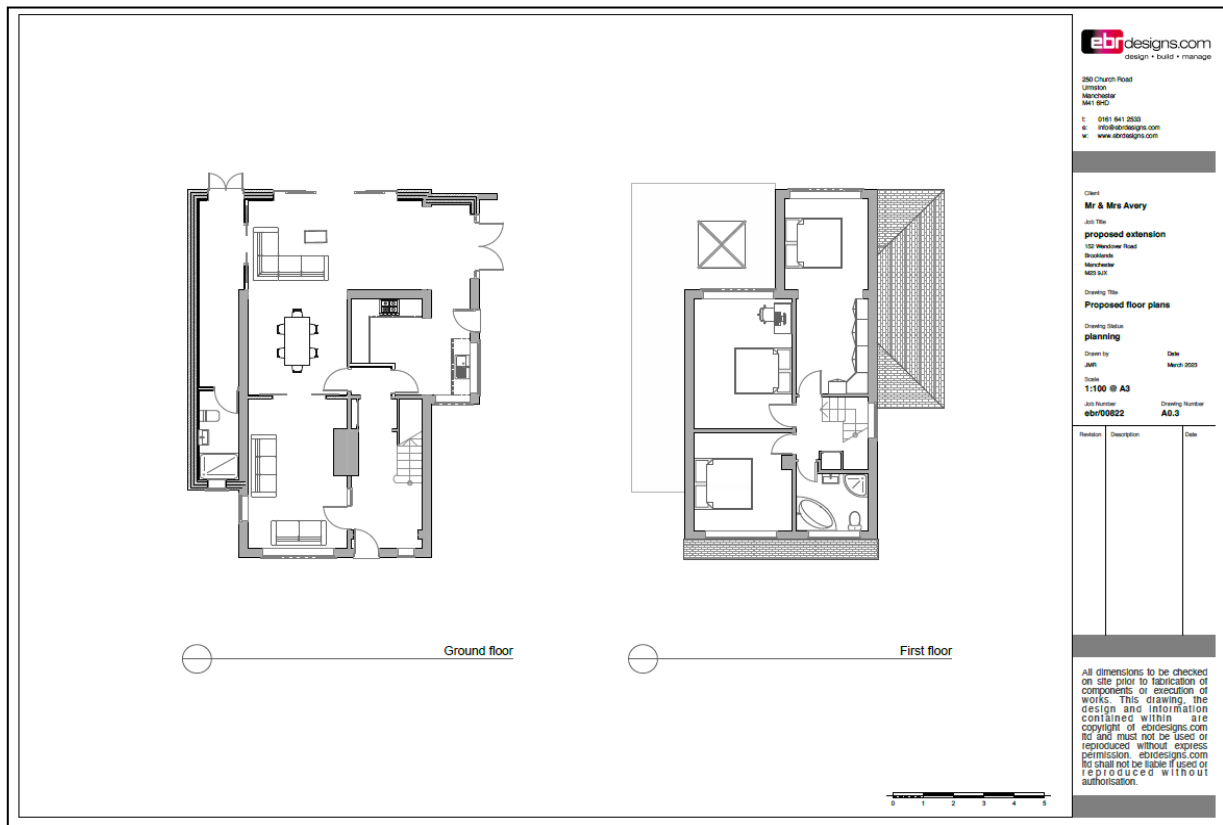


Figure 3. Proposed plans, as submitted by the applicant's agent.

Appearance and visual amenity – the extension would be built of materials that would be in-keeping with those already present at the property, including facing brickwork and white uPVC windows to match. The side elevation of the proposal would be blank and featureless, whilst the front elevation would feature one window and the rear elevation would feature a set of outward opening doors and a set of bi-folding doors. The extension would also feature a single ply membrane flat roof with one pyramid roof lantern.

The proposal is relatively standard in terms of its design, would be in-keeping with the existing precedent for residential extensions in this locale and would be subservient to the appearance of the host dwellinghouse. Sited at the side and rear of the property, the vast majority of the extension would not be visible within the street scene or public realm and should therefore avoid causing significant visual harm to the character of the dwellinghouse and its surrounding area.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.



Figure 4. Existing elevations, as submitted by the applicant's agent.



Figure 5. Proposed elevations, as submitted by the applicant's agent.

Residential amenity – given that the extension would be single storey and would replace an existing single storey side extension along the property's southwest edge, it is believed that the proposal should not significantly affect the current levels of residential amenity enjoyed by

neighbouring residents. As such, it is understood that the proposal should not cause an undue loss of sunlight, daylight, or outlook with its blank side elevation also ensuring that the privacy of neighbouring occupants is not compromised.

The proposed development is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste – the storage of bins would be unaffected by this proposal as adequate space and access to the rear would be retained.

Parking – the proposal also includes the conversion of the existing garage space, located at the property's northeast edge, into living accommodation. This is acceptable given that the property features a large, paved driveway area in its southeast corner.

Elevational alterations - the proposal also includes a number of elevational alterations to the host dwellinghouse including the implementation of a ground floor window along the property's southwest elevation, facing No.154, set away from the shared boundary by approx. 2m and the replacement of the up-and-over garage door situated on the northeast elevation with a set of outward opening doors. The proposed ground floor side window has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, 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 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

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 floor plans', numbered 'A0.3', stamped as received by the City Council as Local Planning Authority on the 14th March 2023.

- 'Proposed elevations', numbered 'A0.4', stamped as received by the City Council as Local Planning Authority on the 14th March 2023.

- 'Site plan', numbered 'A0.5', stamped as received by the City Council as Local Planning Authority on the 14th March 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, including brickwork to match existing.

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.

4) Before first occupation the proposed ground floor window in the side elevation facing No.154 Wendover Road 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.

Appendix 1 – List of consultees & neighbours notified

1 New Forest Road, Manchester, M23 9JT
165 Wendover Road, Manchester, M23 9JS
161 Wendover Road, Manchester, M23 9JS
163 Wendover Road, Manchester, M23 9JS
154 Wendover Road, Manchester, M23 9JX
150 Wendover Road, Manchester, M23 9JX
159 Wendover Road, Manchester, M23 9JS
2 New Forest Road, Manchester, M23 9JU

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