

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136135/FH/2023

Date registered valid: 2 February 2023

Proposal: Erection of a part single/part two storey rear extension to form additional living accommodation following demolition of existing rear extension

Address: 76 Fairholme Road, Manchester, M20 4SB

Ward(s): Withington Ward

Applicant: Mr Jonathon Williams

Agent (if any): Mr Dave Trudgeon, Conway Architectural Design

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 April 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 February 2023 Expired: 13 March 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: No

Tree Preservation Order: NO

Two storey semi-detached dwellinghouse with garden and off-road parking to the front and larger garden to the rear. The area is predominantly residential in nature.

Description of development

Erection of a part single/part two storey rear extension to form additional living accommodation following demolition of existing rear extension

Site History

058553/FH/SOUTH1/00 Part single/part two storey rear extension to form bathroom, bedroom & kitchen on ground floor with additional bedrooms over.

Negotiations

The first-floor rear extension has been pulled away from the common boundary due to concerns the extension would have an overbearing impact on the occupiers of the neighbouring dwelling.

Consultations & Notification Responses

Local Residents - No comments received.

Issues

Policies

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, Spatial Principles - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity and landscape.
- o Green Infrastructure including open space, both public and private.
- o Flood risk and drainage.

Saved UDP Policy DC1, Residential Extensions - Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property;
- o the effect upon the amenity of neighbouring occupiers;
- o the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- o the overall appearance of the proposal in the street-scene;
- o the effect of the loss of any on-site carparking.

Issues

Principle of the Proposal - The principle of the proposal is considered acceptable given that a number of neighbouring properties have been extended in a similar fashion. Notwithstanding this, the potential impact upon existing levels of residential and visual amenity must be assessed.

Design and Siting - The design and siting of the proposed extension is considered acceptable and would complement the existing property.

Residential Amenity - Given the design and siting of the rear extension it is not considered that it would lead to an undue reduction in the current levels of residential amenity enjoyed by neighbouring residents.

Visual Amenity - Given the design and siting of the extension, it is not considered that the proposal would have an unduly detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the property.

Pedestrian and Highway Safety - The proposal will not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Car Parking - Sufficient off-street car parking would remain for the occupants of the property.

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

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:

688-07 Rev D, 688-08 Rev D, 688-09 Rev B, 688-10 Rev B, received electronically on the 30 March 2023 and the Location and Site Plan, stamped as received on the 2 February 2023.

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 hereby permitted shall match those as specified on the application form and drawings 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

73 Fairholme Road, Manchester, M20 4SA
69 Fairholme Road, Manchester, M20 4SA
83 Alan Road, Manchester, M20 4SE
81 Alan Road, Manchester, M20 4SE
85 Alan Road, Manchester, M20 4SE
80 Fairholme Road, Manchester, M20 4SB
78 Fairholme Road, Manchester, M20 4SB
74 Fairholme Road, Manchester, M20 4SB
71 Fairholme Road, Manchester, M20 4SA

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