

Planning

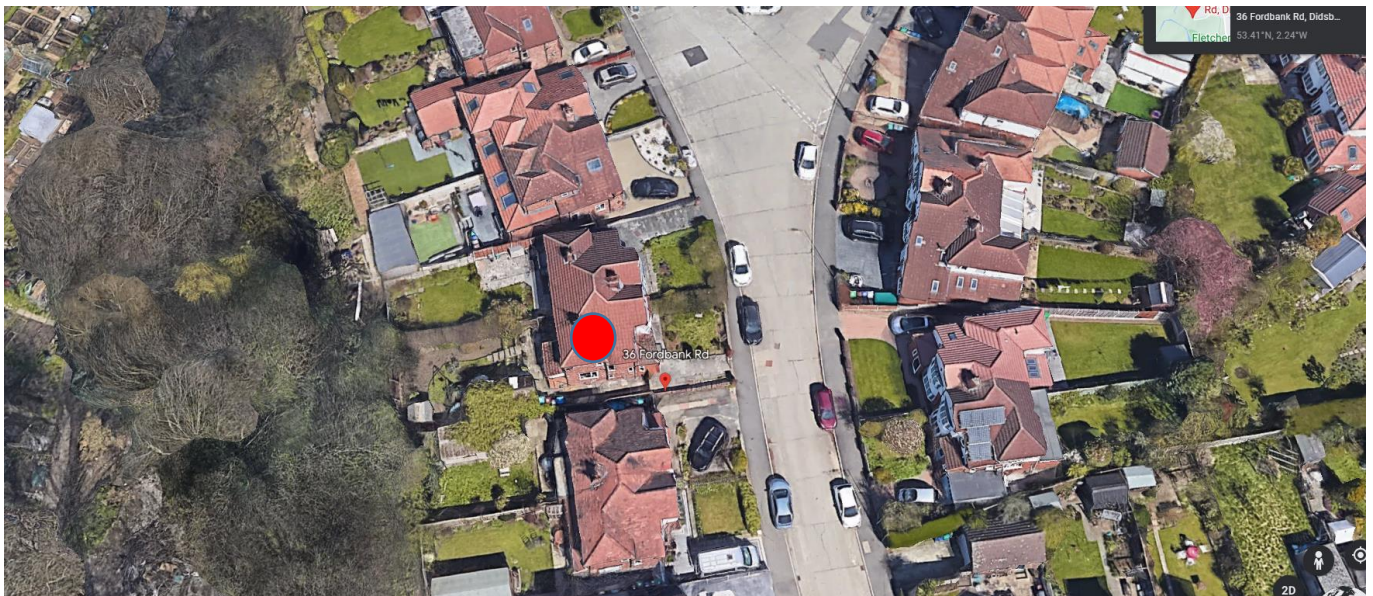
Growth & Development

Delegated officer report for planning application

Application no. 136527/FH/2023
Date registered valid: 18 April 2023
Proposal: Erection of a two storey rear extension and a first floor front extension to form additional living accommodation
Address: 36 Fordbank Road, Manchester, M20 2TH
Ward(s): Didsbury West Ward

Applicant: Mr A Melia
Agent (if any): Mr David Allen GDA Design Associates Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 6th June 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 19 April 2023 Expired: 10 May 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 is an early 20th century two-storey semi-detached property of red brick and render construction with tiled roof. It is situated on the west side of Fordbank Road. There are gardens to the front and rear with access along the side, off-road parking is available on the front driveway. The property features a front porch with hipped roof.

Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative porthole window on the front elevation.



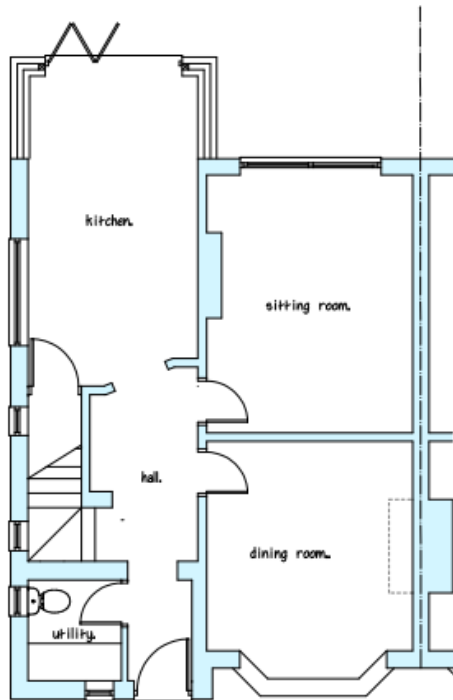
Listed building:	Not applicable
Conservation area:	NA
Tree Preservation Order:	NA

Description of area

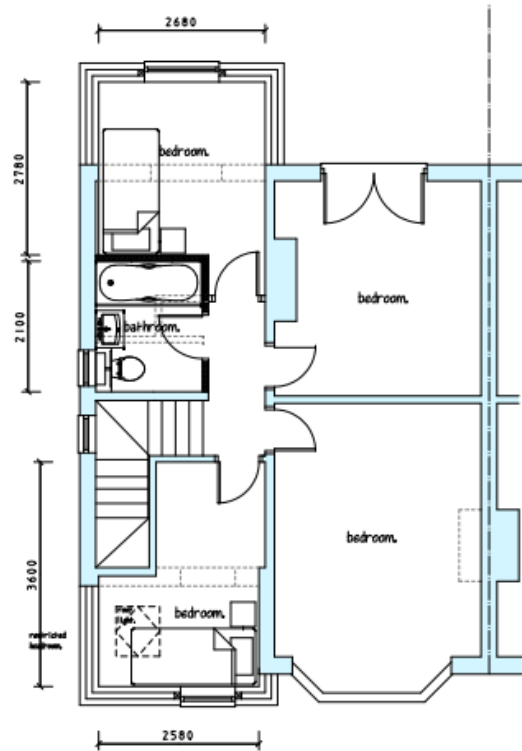
The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a two storey rear extension and a first floor front extension to form additional living accommodation



ground floor plan.



first floor plan.

PROPOSE
FRONT E

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No responses 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

There are no previous planning applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of a two storey rear extension and a first floor front extension to form additional living accommodation.

First floor front

The applicant seeks to erect a first floor front extension above the existing porch measuring 3.0m in width to a length of 2.0m approximately in line with the ground floor. The roof line would continue adjoining the existing slope of the roof with the inclusion of a roof light to the side. The porthole window would be reinstated to the front retaining what is a common feature along the road.

Two storey rear

The applicant seeks to erect a two storey rear extension within the same floor plate of the existing rear outrigger measuring 3.0m in width to a length of 1.6m approximately. Bi folding doors are proposed on the ground floor with a window above. As part of the changes, the applicant would be introducing a Juliet balcony to the existing first floor rear bedroom. The proposals approach is to a more conventional design in terms of rear glazing which is acceptable against saved UDP policy DC1 and in terms of overlooking or loss of privacy would no more provide any further additional harm than an existing rear bedroom window at first floor

The character to the front of the property would be retained as the applicant proposes a sloping roof reflecting the original. The rear element of the first floor would have a hipped roof to reflect the remaining roof of the property.

Given the gap to the shared boundary with the adjacent property no. 38 Fordbank, it is considered that the proposal to the front would not provide terracing. The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the property would be retained. Houses in the immediate vicinity are themselves altered and

extended. Front, side and rear extensions are particularly popular. The appearance is therefore considered acceptable and its impact upon visual amenity is thought to be 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.

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 extensions have been sited and designed to ensure that they are subservient to the original dwellinghouse, are not excessively large or bulky, it is therefore considered that the proposals accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 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, render and tiles 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.

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.

Bin Storage

There is adequate space to the side of the property for the movement of refuse bins from the rear to the front for collection and therefore this would accord with policy EN19 of the Core Strategy

Car Parking

Parking is provided at the front of the property and would be unaffected by the proposed extensions.

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. No significant problems have arisen during the consideration of this application.

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 on 6th June 2023 numbered 22/42/02 A Proposed Floor Plans and 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 extension hereby permitted shall match those of the existing building 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 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

29 Fordbank Road, Manchester, M20 2TH
38 Fordbank Road, Manchester, M20 2TH
34 Fordbank Road, Manchester, M20 2TH
27 Fordbank Road, Manchester, M20 2TH

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
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Area Team Boundary - Name: SOUTH AREA