

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136000/FH/2023

Date registered valid: 18 January 2023

Proposal: Erection of a part single/ part two storey rear extension, installation of rear roof dormer, elevational alterations including the application of an External Wall Insulation render together with the erection of a single storey timber bin and bicycle storage to the side

Address: 6 Daresbury Road, Manchester, M21 9WA

Ward(s): Chorlton Ward

Applicant: Mr A Adams

Agent (if any): B Fasciato, Fasciato Architects Ltd

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

Recommendation: Approve

Date of recommendation: 27 March 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: 30 January 2023 Expired: 20 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site/building

The site comprises of a two-storey brick built semi-detached property in the Chorlton area of Manchester. The property has gable fronted bay windows and canopy covered front entrance. The property benefits from a front and rear garden with access along the side. To the rear is an 'L shaped design comprising of a two-storey rear outrigger. The property is bounded by timber fencing and soft landscaping.

Description of area

This is primarily a residential area in character

Description of development

Erection of a part single/ part two storey rear extension, installation of rear roof dormer, elevational alterations including the application of an External Wall Insulation render together with the erection of a single storey timber bin and bicycle storage to the side

Negotiations

The parapet wall between the adjoining properties has been removed to lessen the impact on the neighbouring property.

Consultations & Notification Responses

Local residents/public opinion - No comments, objections or representations in support of the application have been received.

Issues

Policy

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 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.

Issues

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.

Residential Amenity

The site lies within the Chorlton area of Manchester located on Daresbury Road. The houses within the area are mainly large family semi-detached properties varying in size and design.

The proposal includes the erection of a part single/ part two storey rear extension, installation of rear roof dormer, elevational alterations including the application of an External Wall Insulation render together with the erection of a single storey timber bin and bicycle storage to the side

The single storey rear element would be an infill taking the ground floor footprint in line with the side wall of the house. The extension would project along the side and beyond the existing rear outrigger. The roof would be a mono pitch sloping roof.

The two-storey rear element would project under 1m from the existing rear elevation and includes bay window and is created by the continuation of the overhang of the roof.

Larger first floor rear windows are added. It is considered that the windows would not provide any further overlooking than what already exists and is therefore considered to be acceptable. No fenestration is proposed on the side elevations.

The applicant also proposes to construct a rear dormer which would be a small addition to the existing roof space. The dormer would otherwise be permitted development had the materials matched the roof tile. However, the material on the dormer is proposed to be a zinc appearance standing seam cladding system. Which is modern in appearance and is acceptable as it does not detract from the architecture of the host building nor does it detract from the wider area. Furthermore, another property on the same road has used the same cladding material and both dormers can be seen in conjunction with each other.

Given the existing relationship to the boundary of the adjoining semi-detached property and its orientation together with the projection, it is considered that there would be little or no harm provided by the addition of a two storey rear extension.

The applicant intends to render the building and increase the thermal capacity of the building. The street scape includes a mix of rendered and brick properties. Therefore, it is considered the render would not detract or be out of character within the street scene and is considered to be acceptable on this basis.

A side extension constructed in timber is proposed to provide secure and waterproof cycle and bin storage. Due to position, scale and massing of the storage facility it is considered to be acceptable, and overall, it is considered that there are no anticipated impacts on residential amenity. Suitable amenity space would be retained within the curtilage of the site and is therefore considered acceptable in light of saved policy DC1 of the Development Plan and Core Strategy Policy DM1.

Scale and Massing

The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky, it is therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design and appearance

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials are set to use matching. 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.

Bins

Not affected by this proposal

Parking

Existing car parking arrangements are not affected by this proposal.

For all of the above reasons, the rear extension is considered acceptable on grounds of residential and visual amenity in accordance with saved UDP policy DC1 'Residential Extensions' and policy 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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from 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:

PL02 A, received electronically on the 27 March 2023, PL01, Location Plan and the Design and Access Statement, stamped as received on the 18 January 2023 and the email from Fasciato Architects Ltd containing details of the zinc appearance standing seam cladding system dated 12 March 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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

PL02 A, received electronically on the 27 March 2023 and PL01, stamped as received on the 18 January 2023 and the email from Fasciato Architects Ltd containing details of the zinc appearance standing seam cladding system dated 12 March 2023.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the first occupation of the development, the first-floor front bathroom window and the second floor rear en suite window, shown on drawing numbers PL02 A received electronically on the 27 March 2023 and PL01, stamped as received on the 18 January 2023, shall be obscurely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

4 Daresbury Road, Manchester, M21 9WA
8 Daresbury Road, Manchester, M21 9WA
2 Daresbury Road, Manchester, M21 9WA
7 Daresbury Road, Manchester, M21 9NA
5 Daresbury Road, Manchester, M21 9NA
3 Daresbury Road, Manchester, M21 9NA
267 Ryebank Road, Manchester, M21 9LZ

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