

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136548/FH/2023

**Date registered valid:** 22 March 2023

**Proposal:** Erection of a single storey side and rear extension together with raised timber decking to provide additional living accommodation

**Address:** 1 Totnes Road, Manchester, M21 8XF

**Ward(s):** Chorlton Park Ward

**Applicant:** R Houghton

**Agent (if any):** Mr Andrew Brodie AGB CAD Services Ltd

**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 15 May 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 14 April 2023

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 11 April 2023      Expired: 2 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**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a slate dual pitch roof. The property features white uPVC windows, including a two-storey bay to the front with a gable end roof form and black and white timber detailing, a modest front garden, decorative timber canopy, a two-storey rear outrigger and rear garden with a timber outbuilding.



*Figure 1. Principal elevation of No.1 Totnes Road.*



*Figure 2. Rear view of property.*



*Figure 3. View of shared boundary.*



*Figure 4. Rear garden.*

### **Description of area**

Totnes Road is a residential street situated within the Chorlton Park ward of Manchester, close to the Metrolink tramline, Fallowfield cycling loop and Wilbraham Road (A6010). The area is predominantly residential in terms of its character, consisting of semi-detached residential properties, and benefits from its proximity to Chorlton town centre.

### **Description of development**

The applicant is seeking permission for the erection of a single storey side and rear extension together with raised timber decking to provide additional living accommodation.

### **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 11<sup>th</sup> 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

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

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 together with raised timber decking in order to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes rather than move. However, consideration must be given to the proposal’s siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity, waste storage and parking.

**Siting, scale, and massing** – the single storey extension would be sited at the side and rear of the property, adjoining the existing two-storey rear outrigger, acting as an infill extension. It would project 5.7m rearwards with a width of 2.444m, mono pitch roof height of 4m and an eaves height of 3.29m. It would be sited 0.875m from the shared boundary with No.61 and No.63 Corkland Road. The 5.7m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable given that general permitted development regulations allow an element of single storey rear extensions up to 6m (for semi-detached dwellinghouses) through a prior approval process in the absence of objections, as in this case. The side extension would not project beyond the rear wall of the existing original two storey outrigger and is logically sited.

The timber decking would be built at the rear of the property, adjoining the proposed extension and existing two-storey outrigger, to provide an additional outdoor seating / amenity space. It would project 2m rearwards and would have a width of 5.295m. The height of the decking platform would be 0.594m, whilst the height of its associated glazed balustrade and handrail would be 1.1m from the top of the platform and 1.694m from ground level. The decking would also include a timber privacy screen running along its southwest edge, measuring to 1.8m in height.

The siting, scale and massing of the proposed extension and decking is considered acceptable as it is believed that they would not result in 'excessively large or bulky' additions to the property, thereby according with policies DM1 and SP1 of the Core Strategy.

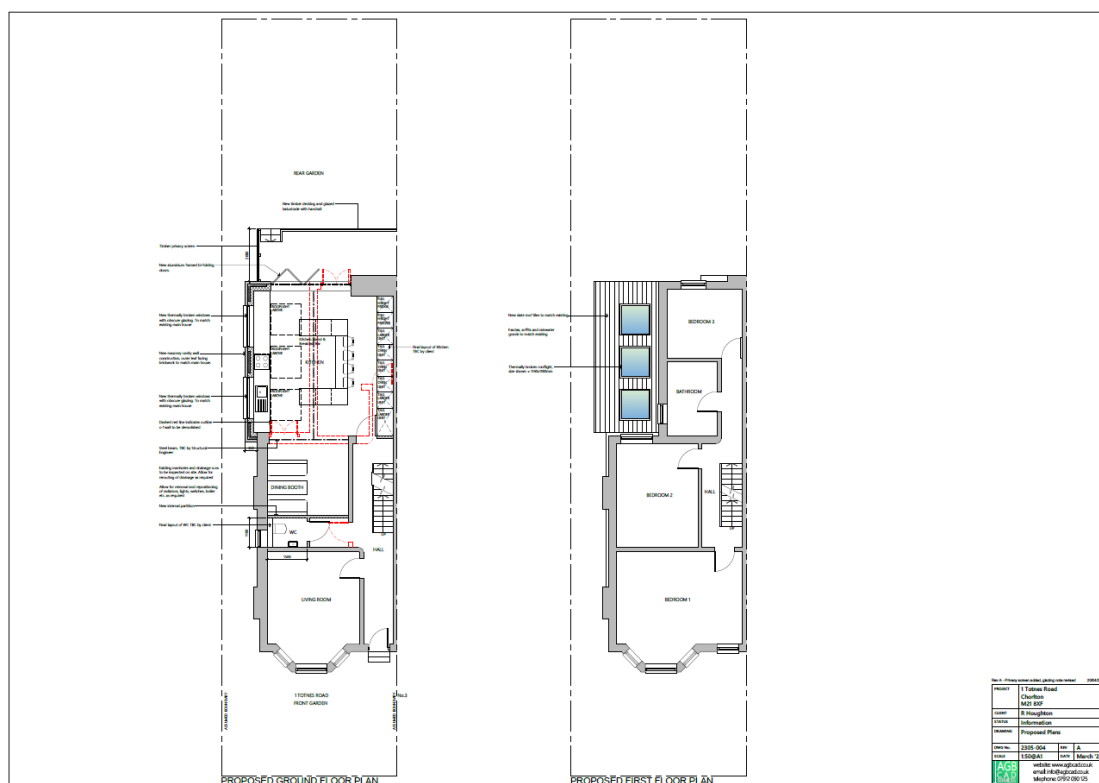


Figure 5. Proposed plans, as submitted by the applicant's agent.

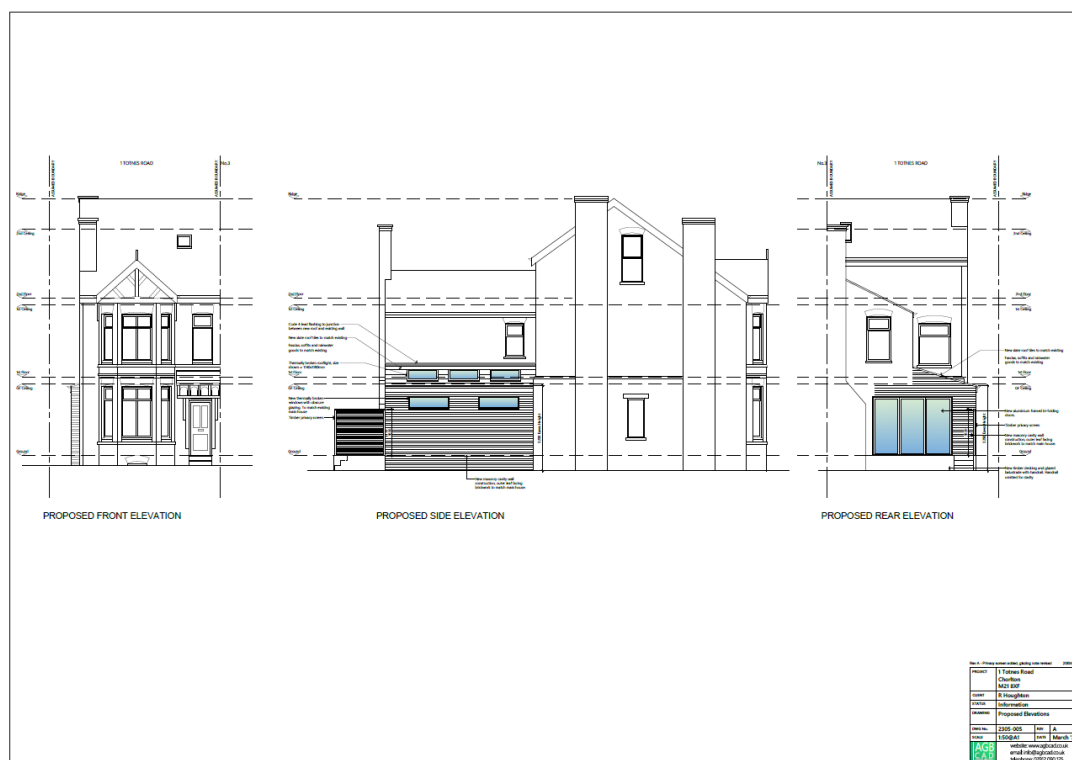


Figure 6. Proposed elevations, as submitted by the applicant's agent.

**Appearance and visual amenity** – the extension would be built of brickwork, slate roof tiles and windows to match the existing together with aluminium doors. The side elevation would feature two thermally broken windows, which have been conditioned to be obscurely glazed due to their facing the rear gardens of Corkland Road, as well as three thermally broken rooflights.

The rear elevation would feature a set of aluminium framed bi-folding doors. The raised decking would be a timber construction bordered by a glazed balustrade, handrail, and timber privacy screen.

The proposal is relatively standard in terms of its design and would be in-keeping with the overall precedent of residential extensions in this area as well as being similar in design to the original features of the host dwellinghouse. Sited at the rear of the property, the proposal would not feature prominently within the street scene, hence the overall character of the area should not be harmed by these works.

The design and appearance of the proposed developments is therefore considered acceptable as it accords with Core Strategy policies DM1 and EN1 with a minimal impact upon visual amenity in this area overall.

**Residential amenity** – given that the extension would be single storey and positioned at the southwest corner of the host dwellinghouse away from the plot's shared boundaries, it is believed that the proposal would not cause an undue loss of sunlight or daylight for neighbouring residents.

Concern was raised relating to the proposal's potential to impact upon the privacy of neighbouring occupants, particularly the windows situated along the extension's side elevation, which would overlook the rear gardens of Corkland Road, and the raised timber decking, which would provide a vantage point from which overlooking would be possible. In order to mitigate these concerns, an obscure glazing condition has been attached to the decision notice in addition to the implementation of a privacy screen, which has also been conditioned to be retained and maintained.

**Waste storage** – the storage of bins would be unaffected by this proposal.

**Parking** – the current parking arrangements would be unaffected by this proposal.

**Conclusion** – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity and effect upon 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

### **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 following documents labelled:

- 'Proposed Elevations', numbered '2305-005 REV A', stamped as received by the City Council as Local Planning Authority on the 21st April 2023.

-'Proposed Plans', numbered '2305-004 REV A', stamped as received by the City Council as Local Planning Authority on the 21st April 2023.

-'Block / Site Plan', numbered '2305-006', stamped as received by the City Council as Local Planning Authority on the 22nd 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 development hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the 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) The privacy screen as detailed within the revised drawings numbered '2305-004 REV A' and '2305-005 REV A', shall be installed prior to the first use of the development and shall be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

5) Before first occupation the ground floor windows on the side elevation of the proposed extension, facing the rear gardens of No.61 and No.63 Corkland 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**

2 Totnes Road, Manchester, M21 8XF  
4 Totnes Road, Manchester, M21 8XF  
59 Corkland Road, Manchester, M21 8XS  
57 Corkland Road, Manchester, M21 8XS  
65A Corkland Road, Manchester, M21 8XS  
Ground Floor, 65 Corkland Road, Manchester, M21 8XS  
Flat 1, 65A Corkland Road, Manchester, M21 8XS  
2 Devonshire Road, Manchester, M21 8XB  
Flat 2, 65A Corkland Road, Manchester, M21 8XS  
65 Corkland Road, Manchester, M21 8XS  
61 Corkland Road, Manchester, M21 8XS  
3 Totnes Road, Manchester, M21 8XF  
4 Devonshire Road, Manchester, M21 8XB  
63 Corkland Road, Manchester, M21 8XS

## **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