

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136168/FH/2023

Date registered valid: 20 March 2023

Proposal: Erection of part single/part two-storey rear extension and two storey side extension to provide additional living accommodation

Address: 46 Morville Road, Manchester, M21 0TR

Ward(s): Chorlton Park Ward

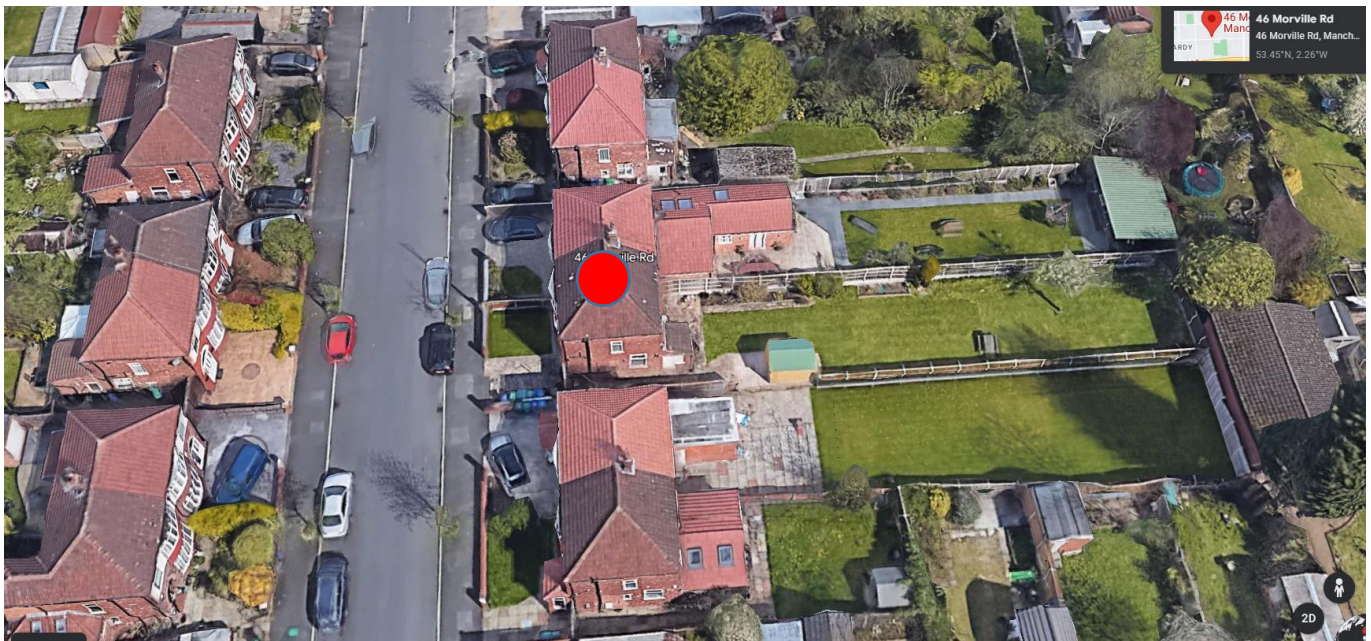
Applicant: Simone & Harvey Fuller

Agent (if any): Mr Michael Cummings CA&D Architects

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15th May 2023



Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	15 June 2022	
Standard consultations:	Printed: 6 April 2023	Expired: 27 April 2023
Neighbour notifications	Printed: 6 April 2023	Expired: 27 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

The application relates to a two storey, semi-detached C3 dwellinghouse of red brick with a pantile hipped roof and original single storey rear outrigger. The plot includes a garden and driveway to the front and a large garden to the rear.



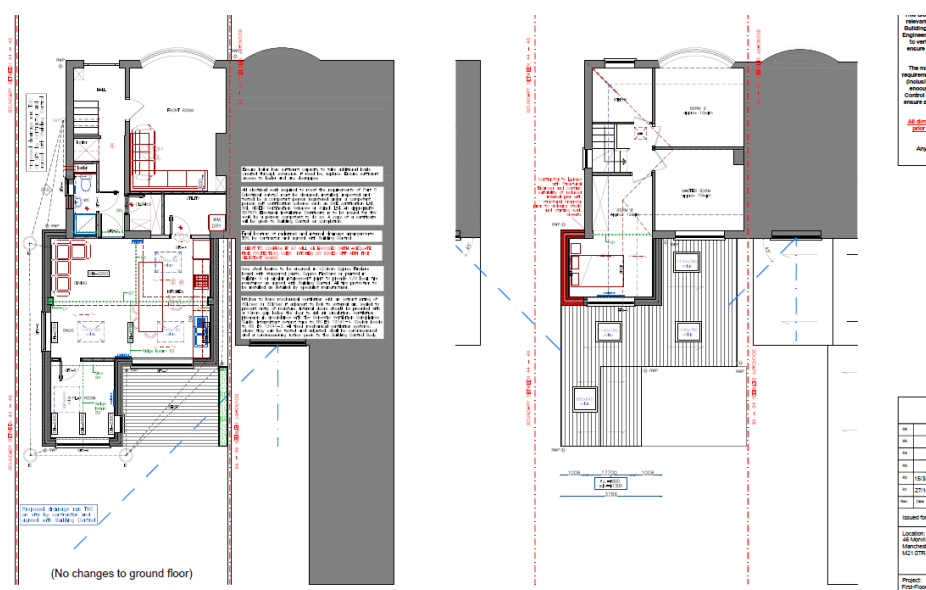
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

Morville Road is residential in nature and is characterised by similar family dwellinghouses arranged in semis with generous gardens. The area benefits from its proximity to Chorlton District Centre, a metrolink stop and greenspace.

Description of development

The applicant is seeking permission to build a part single, part two storey rear extension to provide additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No representation has been received in respect of this planning application.

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 EN19 Waste
- 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

Previous applications relating to the site as follows:

133264/FH/2022 - Application Approved - 17.06.2022 Erection of part single-storey, part two-storey rear extension to provide additional living accommodation following demolition of existing outrigger

F10725 - Application Not Proceeded With - 27.08.1979 Lounge extension rear of dwellinghouse.

Residential amenity

This application is a resubmission of a previously approved scheme (**133264/FH/2022**). The minimal change relates to the first floor rear element which would project beyond the side wall.

The ground floor element is large and formed of two parts, a 4.8m element which is sited 0.4m from the party wall shared with No.44, after which it steps out to project 7.8m, with a 4m gap to No.44 and a 0.9m gap to No.48. No.44 features a 13m rear extension near the boundary and No.48 features a 4m rear extension 2m from the boundary. The low roof height (3.6m maximum) and gaps to the boundaries ensure it is not overbearing for neighbouring occupiers. In addition to this, No.48 is sited directly south of the development and therefore will not lose sunlight following these works.

The extension has been designed to satisfy the 45 degree rule from neighbouring windows, hence outlook is not unduly impacted, and only one ground floor window is proposed for the side elevation, facing the blank side elevation of No.48's extension, hence privacy is not deemed to be affected.

The first floor projection accords with policy DC1 at only 2.5m in depth and has a ridge set 1.1m lower than existing with a projection beyond the side wall of 880mm in line with the ground floor. This element is sited far enough away from neighbouring properties that it is not considered to cause disamenity to surrounding occupiers. In addition to this, no objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of residential amenity.

Siting, scale and massing

The extension would project 7.8m (4.8m adjacent to the boundary shared with the adjoining semi) at ground floor and 2.5m first floor, with a width of 6.6m at ground floor and 2.9m at first floor. The ground floor would wrap around the side slightly, with a width of 0.88m and a setback of 6.3m. The single storey element would have an eaves height of 2.6m and ridge height of 3.6m, whilst the first floor element would have eaves to match existing and a ridge set 1.1m lower than existing. The ground floor would be sited 0.4m from the boundary with the adjoining semi (No.44) and the first floor would be set 3.2m away from the party wall. On the other side, the ground floor would sit 0.9m from the boundary shared with No.48 and first floor would sit 1.8m away. Within the space between the larger projection and the shared boundary would sit an area of decking, 0.23m in height.

The rearward depth of the ground floor element exceeds the guidelines contained within policy DC1 (of 3.65m), however, 6m is allowed under Permitted Development, granted no objections are received, and the adjoining semi already features a larger (13m deep) extension (approved under ref 123670/FH/2019). These gardens are particularly large, at 8m in width and 35m in depth, therefore the curtilage can comfortably accommodate such an extension. The extension is considered adequately subservient to the main house due to its low height and is sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Design and Appearance

The extension would be constructed of materials to match the existing house, including matching brickwork, roof tiles and uPVC windows/doors and this has been conditioned. The roof over both floors would dual-pitched with rear-facing gables and 3no rooflights in the ground floor projection. The rear elevation would feature a bedroom window at first floor and two sets of glazed sliding doors at ground floor, with a blank inner side elevation and one ground floor window in the south side elevation. The rear extension would not be readily visible from the public highway due to the siting and narrow gap between properties, however the single storey side element would be. This element would have a blank front elevation and is to be set back over 6m from the principal elevation, hence it is not expected to form a prominent feature within the street scene. The proposed materials are to match, and the design is in-keeping with the property, very similar to No.44's extension, and to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Car parking

Car parking arrangements are unaffected by this proposal.

Refuse

The storage of refuse storage is unaffected by this proposal as there is ample space along the side for the movement of bins for collection.

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. 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:

Revised on 15th February 2023 numbered 200A REV B Proposed Ground and First Floor Plans

Revised on 15th February 2023 numbered 300 REV B Proposed Rear Elevation and Details

Revised on 15th February 2023 numbered 305 REV B Proposed Side Elevation

Revised on 15th February 2023 numbered 310 REV B Proposed Front Elevation

Revised on 15th February 2023 numbered 315 REV B Proposed Side Elevation

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, as stated on the submitted application form.

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 development shall be carried out in accordance with the Flood Risk Mitigation measures as set out in section 5 of the approved Flood Risk Assessment detailed in condition 2 of this planning approval.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

125 Manley Road, Manchester, M16 8WE
178A Brantingham Road, Manchester, M21 0TS
29 Morville Road, Manchester, M21 0TR
178 Brantingham Road, Manchester, M21 0TS
48 Morville Road, Manchester, M21 0TR
44 Morville Road, Manchester, M21 0TR
33 Morville Road, Manchester, M21 0TR
31 Morville Road, Manchester, M21 0TR

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA