

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136340/FH/2023
Date registered valid: 24 February 2023
Proposal: Erection of a single storey rear and side extension and access ramp
Address: 68 Meldon Road, Manchester, M13 0TR
Ward(s): Rusholme Ward

Applicant: One Manchester
Agent (if any): Mr Tom Adshead, AG Architectural Solutions Ltd.
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18th April 2023

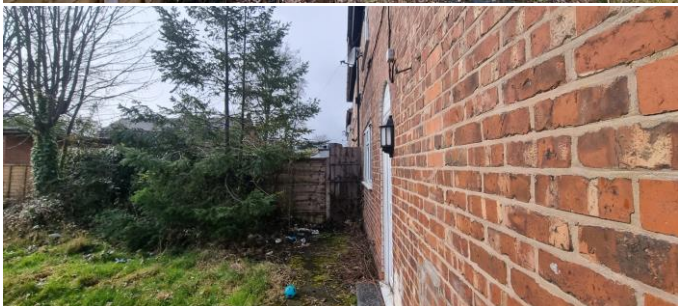


Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	14 March 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 10 March 2023 Expired: 31 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

The site relates to a two storey semi-detached property located at the junction of Meldon Road and Beresford Road in the Rusholme ward area of Manchester. The property benefits from gardens to the front, side and rear. The properties have a staggered building line along Meldon Road comprising terraced and semi-detached properties. The property features a projecting front gable which is mirrored by the adjoining semi detached property. Pedestrian access is taken from Meldon Road with vehicular access taken from Beresford Road south east of the site.



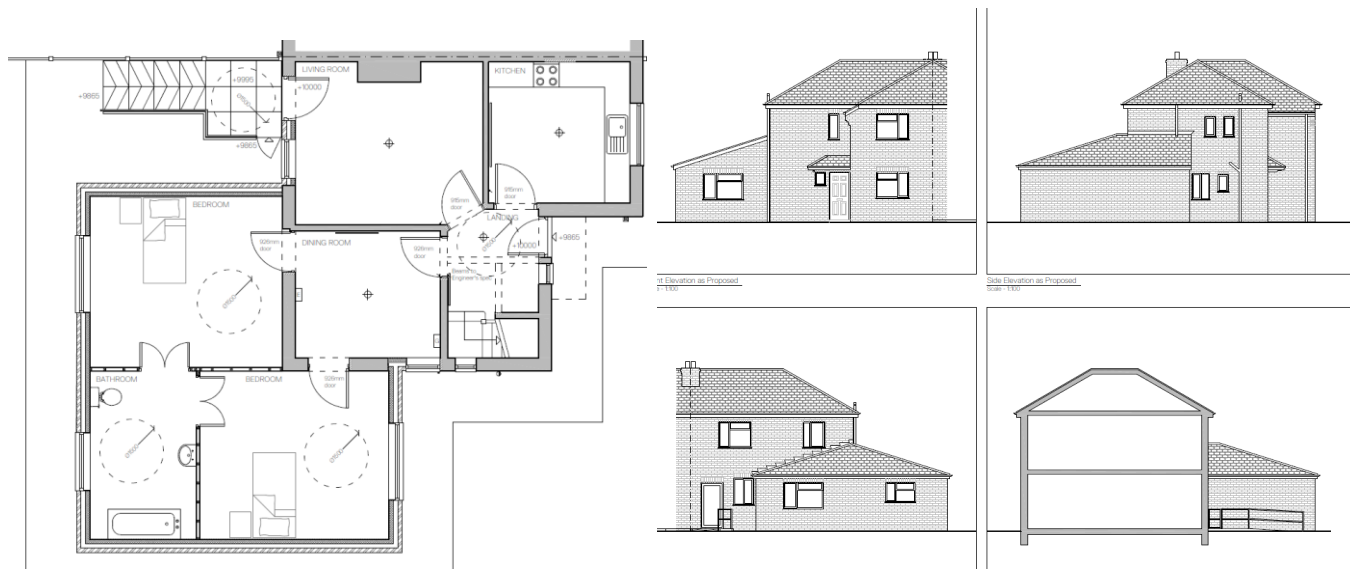
Listed building:	Not applicable
Conservation area:	No
Tree Preservation Order:	No

Description of area

The area is predominantly residential in nature with a mix terraced and semi detached properties. The property is located within an area that is easily accessible for travel around the City and for local shops and services by alternative modes of transport to the car and is located on a sustainable transport network. The property is located within the Rusholme ward of the City.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension and access ramp. The application was submitted on behalf of One Manchester.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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 application proposes the erection of a single storey side and rear extension and access ramp to form additional living accommodation. The property is located at the junction of Meldon Road and Beresford Road surrounded by similar type properties. The application has been submitted on behalf of Manchester One housing.

The extension would be setback from the front wall of the property by approximately 3.5m extending along the side wall and wrapping around the property up to the shared boundary with the adjoining semi-detached property. The projection at the side would measure 4.25m with a projection beyond the rear wall measuring 4.84m.

The roof would be a mono pitch sloping roof on the front elevation with a hip return at the corner of the property. Windows are proposed on the front and rear. No windows are proposed along the side. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the side and rear including overlooking or loss of privacy especially given the projection off the rear and amenity space retained to the side and rear of the property.

The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has been retained although some properties within the area have themselves been altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching brick and tile 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.

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.

Disabled Access Ramp

The applicant is proposing the installation of an access ramp to the rear of the property. It is considered that the ramp together with the proposed extension would retain adequate amenity space to the property.

It is considered that the ramp occupies a relatively small footprint and is not thought to impact the residential amenity of surrounding residents as it won't overshadow or overlook the neighbours' gardens or houses due to the height of the ramp and distances between properties.

No comments or objections have been received from the local residents notified of this application. The development benefits the needs of a disabled user residing at the property and requires access to and from the property, therefore in this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Refuse

The storage of refuse bins are not affected by the proposal, as there would be space to the side and rear of the property for storage of refuse bins, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and 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

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 24th February 2023 numbered 4 Proposed Site Plan

Received on 24th February 2023 numbered 5 Proposed Ground Floor Plan

Received on 24th February 2023 numbered 6 Proposed 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 hereby permitted shall match those as specified on the application form 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

103 Beresford Road, Manchester, M13 0TA

107A Beresford Road, Manchester, M13 0TA

Al-Quaba Mosque And Shahporan Centre, 109 - 115 Beresford Road, Manchester, M13 0TA

103 - 107 Beresford Road, Manchester, M13 0TA

66 Meldon Road, Manchester, M13 0TR

90 Beresford Road, Manchester, M13 0TB

101 Beresford Road, Manchester, M13 0TA

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