

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136124/FH/2023
Date registered valid: 2 February 2023
Proposal: Erection of a single storey rear extension following demolition of existing to provide additional living accommodation
Address: 4 Homewood Road, Manchester, M22 4DN
Ward(s): Northenden Ward

Applicant: Mr & Mrs Holley
Agent (if any): Mr Stelios Kattou Cheadle Architects
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 3rd 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: 16 February 2023 Expired: 9 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 in the Northenden Ward area of Manchester. The property features bay windows to the front and front porch, with two storey side extension and single storey rear projection. Gardens are to the front and rear with off road car parking.



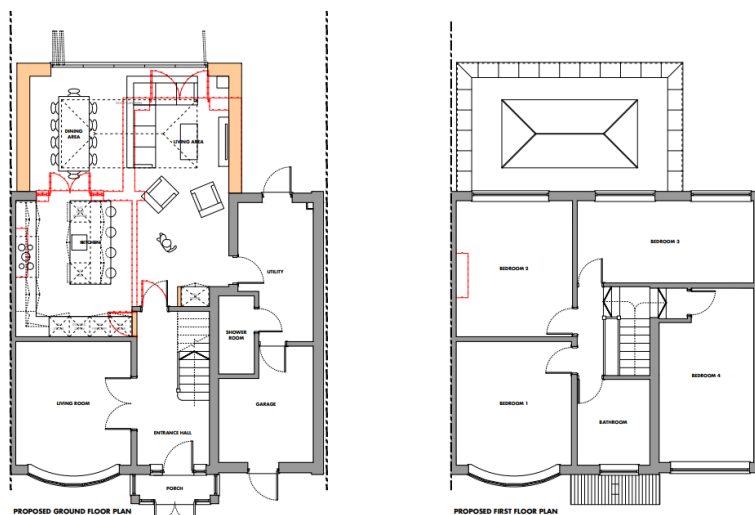
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is proposing the erection of a single storey rear extension following demolition of existing to provide additional living accommodation



Consultations & Notification Responses

Local Residents: Summary of comments as follows:

Two letters of objection has been received in respect of this application Summary of comments as follows;

- The rectangular shape of the proposed extension would have a detrimental effect to the natural light during day light hours.
- House will be overshadowed

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 this site as follows:

Planning reference number: 135885/PDE/2022 for Prior notification of proposed larger home extension projecting 3.85m to the rear with a maximum height of 3.30m and a height at eaves of 2.96m. This application was turned away on 26.01.2023.

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey rear extension following demolition of the existing. Comments have been concerned about the loss of light and overshadowing. As a result and following negotiations with the agent/applicant, amended plans were received removing the element of the proposal along the shared boundary with the adjacent property no. 2 Homewood Road which was considered to give rise to greater concerns in terms of impact on residential amenity given the relationship between the two properties with number 2 sitting on a splayed plot.

Impacts on number 6 are not considered to be as great with some loss of daylight in the morning. The impacts on this property are not considered to be so significant as to warrant refusal of the proposals.

Single storey rear extension

There is an existing single storey rear extension which the applicant is proposing to demolish. The new extension would be in line with the existing side wall of the old extension retaining the existing gap to the shared boundary with no.2 Homewood Road. The proposal would extend the rear wall up to the shared boundary with the adjoining semi-detached property no. 6 Homewood Road with a projection off the rear wall which would measure 3.8m approximately. The height would be 3.2m with a flat roof and the inclusion of a roof lantern. No windows are proposed on the side elevations; bi folding doors are proposed on the rear elevation.

It is considered that the introduction of a single storey extension in this location would not provide a significant impact upon the occupiers of adjacent and surrounding properties. The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The proposed extension would be sited along the rear wall of the property. The size and footprint of the proposed extension although projects slightly longer than what policy allow, 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 Dark grey/black single ply membrane or GRP to flat roof materials 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.

Refuse

The storage of refuse bins are not affected by the proposal.

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. 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:

Received 2nd February 2023 numbered PL01 Rev A Existing and Proposed 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 hereby permitted development shall match those as specified in the application form in size, type, 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

450 Palatine Road, Manchester, M22 4JT
Flat At, Northenden Social Club, 412 Palatine Road, Manchester, M22 4JT
6 Homewood Road, Manchester, M22 4DN
2 Homewood Road, Manchester, M22 4DN
Northenden Social Club, 412 Palatine Road, Manchester, M22 4JT
448 Palatine Road, Manchester, M22 4JT

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