

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135282/FH/2022
Date registered valid: 26 October 2022
Proposal: Erection of a first floor front, single storey side and retention of single storey rear extension, to provide additional living accommodation.
Address: 79 Wilbraham Road, Manchester, M14 7DN
Ward(s): Fallowfield Ward
Applicant: Mr Mohammad Bakht, 79 Wilbraham Road, Fallowfield, Manchester, M14 7DN
Agent (if any): N/a
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 20 December 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 December 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 November 2022 Expired: 29 November 2022

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 detached C3 dwellinghouse of reddish brown brick with a hipped roof and bay windows. Previously the property has been extended via a two storey rear extension (F08631 – 1978) and a porch built under permitted development. The plot includes a large paved front garden, providing ample parking, plus a rear garden with access down both side elevations, containing a single storey rear outbuilding.

Description of area

Wilbraham Road is predominantly residential in nature and is mixed in character. This portion of the long road, which joins Fallowfield to Chorlton, features well-sized detached family dwellinghouses on the south side of the road, with residential flats, a petrol station, offices and a church on the north side. Buildings are mostly set back from the road, with wide grass verges in between and street trees.

Description of development

In 2020 the applicant built the single storey rear extension, wrongly believing it to be PD, but has added it to this application to regularise and retain it. They are also seeking permission to build a single storey side extension and first floor glazed atrium over the front porch.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments 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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The proposal is for the erection of single storey rear, single storey side and first floor front extensions, which is considered acceptable in principle. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.



Siting, scale and massing – The single storey rear has already been built and projects 3.17m from the historic two storey rear extension, with a total depth of 6.7m, with a width of 3.83m and a maximum height of 3.66m. It would be sited 1.7m from the boundary shared with No.81. Although this does not constitute permitted development, the dimensions accord with the regulations and it leaves adequate gaps to shared boundaries and is thus considered acceptable. The single storey side extension would project 1.7m to the boundary shared with

No.81, starting at the principle elevation and ending at the two storey rear extension, with a maximum height of 3.3m. This element could be built under PD if it stopped at the original rear elevation, otherwise the dimensions and siting are acceptable. The first floor front extension would sit over the existing PD porch, with a width of 2.9m, a depth of 1m and a ridge height set 1.5m lower than the main ridge. The additions are considered subservient and appropriately sited and scaled, pursuant to policies DM1 and SP1 of the Core Strategy.

Design and appearance – The extensions would be constructed of materials to match the existing dwellinghouse, including facing brickwork, white render, grey roof tiles and uPVC windows and doors, which has been conditioned. The side extension would feature front and rear windows, with a mono-pitched roof containing 3no rooflights. The rear extension features a mono-pitched roof and rear and side-facing windows, whilst the first floor front extension features a dual-pitched roof and a glazed atrium surrounded by white render. The design is relatively standard for such development and is generally in-keeping with the development in this area. The only elements readily visible from the street would be the small single storey side extension and the glazed atrium above the porch. The latter of which should not detract from the host dwelling nor wider street scene, particularly given the existing alterations and extensions along Wilbraham Road, which has changed in character over the years and features a variety of householder development. The proposal does not interrupt the building line and is not considered to cause undue harm to the streetscene, particularly given the setback from the highway and matching materials. Hence the proposal accords with policies DC1, DM1 and SP1 in terms of its appearance and impacts upon visual amenity.



Residential amenity – Due to its siting at the rear, facing south and located away from shared boundaries, the rear extension is not considered to cause an undue loss of light for neighbouring occupiers. The side extension would be sited along the boundary shared with No'81, however this neighbour has their own side extension along this boundary and the two windows on their side elevation lead into the living room which has a large bay on the front. The only side-facing windows proposed is that which faces east from the inner side elevation of the rear extension, which lies over 8.5m away from the boundary shared with No.77. In addition to this, no objections have been received from the surrounding residents in regards to this application, hence the development is considered to accord with the principles for residential development set out in the Core Strategy.

Parking and refuse – A gap of over 2m would be retained to the boundary on the east side of the house, providing access for the transportation of bins to the rear. The front extension would not increase the footprint of the porch and the side extension would not project forwards, therefore the driveway would be unaffected, with space for at least 3 cars off the street, pursuant to policy DM1 of the Core Strategy.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the following conditions and approved drawings.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings numbered '0004 Rev A' and '005 Rev A', stamped as received by the City Council as Local Planning Authority with the application form on the 26th October 2022.

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 extension hereby permitted shall match the existing dwelling, as specified on the submitted application form and proposed elevational drawings.

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.

Appendix 1 – List of consultees & neighbours notified

36 Whitebrook Road, Manchester, M14 6FD
32 Whitebrook Road, Manchester, M14 6FD
34A Wilbraham Road, Manchester, M14 7DW
Basement Flat, 34 Wilbraham Road, Manchester, M14 7DW
34 Wilbraham Road, Manchester, M14 7DW
81 Wilbraham Road, Manchester, M14 7DN
34 Whitebrook Road, Manchester, M14 6FD
77 Wilbraham Road, Manchester, M14 7DN

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
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Susceptible to Surf Water Flood (Middle)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH AREA