

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136032/FH/2023
Date registered valid: 6 February 2023
Proposal: Erection of a single-storey side extension
Address: 121 Newport Road, Manchester, M21 9NW
Ward(s): Chorlton Ward

Applicant: Mr Sam Greenwell
Agent (if any): Mrs Sonia Pabla-Thomas, SPACE:ARCHITECTURE+PLANNING
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 March 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 14 February 2023 Expired: 7 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a semi-detached C3 dwellinghouse of redbrick with a white-rendered principal elevation with redbrick accents. The property features white uPVC windows, including a two-storey bay to the front with a gable end roof form, modest front garden, an existing two-storey side extension, raised external terrace to the rear and modest rear garden. The two-storey side extension features white and black silicone-based render on its principal elevation.



Figure 1. Principal elevation of No.121 Newport Road.

Description of area

Newport Road is a residential street situated within the Chorlton ward of Manchester, close to Ryebank Fields, Trafford Athletic Club and St John's RC Primary School. The area is predominantly residential in character consisting of semi-detached properties and benefits from its close proximity to outdoor green space and Chorlton town centre.

Description of development

The applicant is seeking permission for the erection of a single-storey side extension.

Planning History

129131/FH/2021 - Erection of 2-storey side extension to form additional living accommodation following demolition of existing garage together with a raised external terrace – **APPROVED** (16.03.2021)

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 11th 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

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 extension in order to provide sheltered parking for one motorcycle is acceptable given that many individuals prefer to extend or alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste and parking.

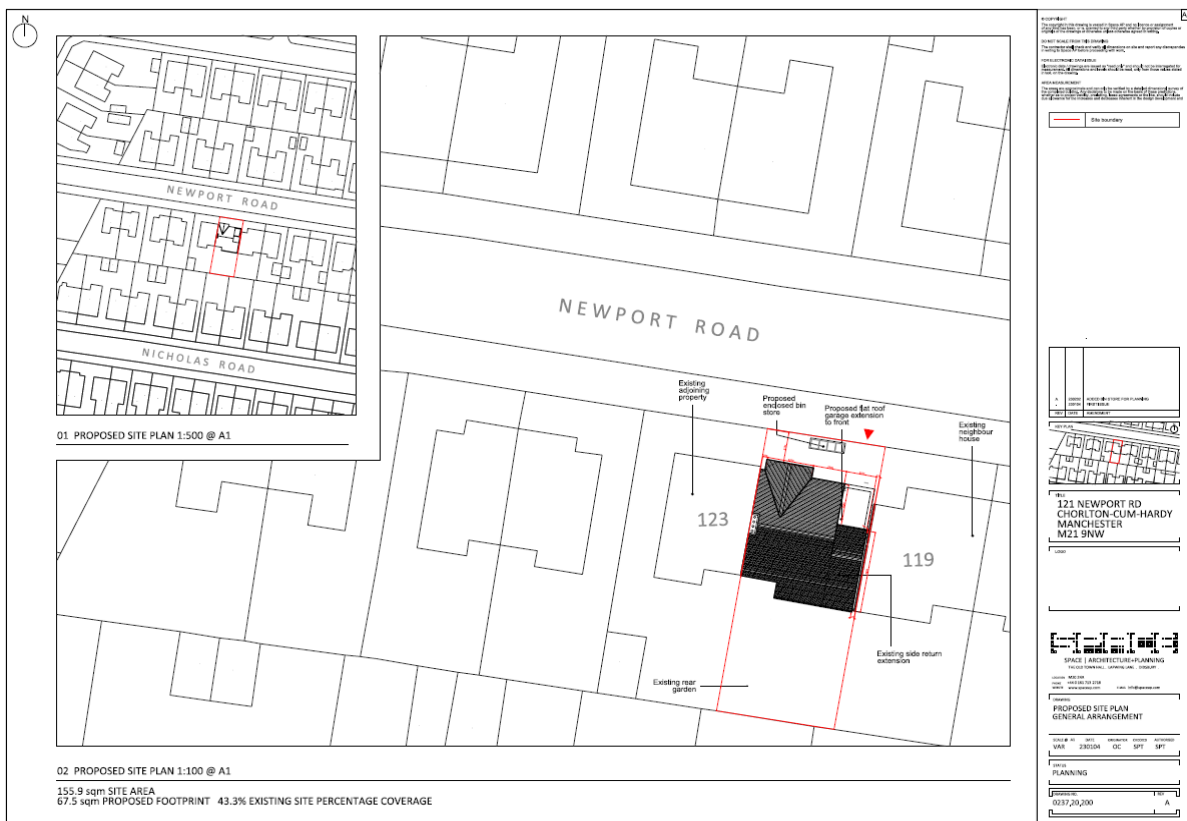


Figure 2. Proposed site plan, as submitted by the applicant's agent.

Siting, scale and massing – the single storey extension would be sited at the eastern edge of the property, sitting flush with the existing front elevation of the dwellinghouse. It would project 2.14m sideways, matching the existing two-storey side extension, and would have a length / depth of 2.95m and flat roof height of 3.5m. The proposal would be sited along the boundary shared with No.119, who also possess a part-single part-two storey side extension, maintaining a gap of 0.184m.

Given that the proposed extension would not project beyond the existing front elevation of the property, combined with the fact that it would be single storey, its siting, scale, and massing is considered acceptable as it accords with policy DC1 of the UDP and would not result in an 'excessively large or bulky' addition to the property.



Figure 3. Proposed plans and elevations, as submitted by the applicant's agent.

Appearance and visual amenity – the extension would be in-keeping in appearance with the property's recently erected two-storey side extension. It would feature white silicone-based rendered walls, which would match the render already present at the property and a GRP flat roof. The development would not feature any windows with only a black aluminium up-and-over garage door present on its principal elevation.

The design of the proposal differs from other residential extensions in this locality which present a more traditional redbrick appearance, however, would be in-keeping with the recent modernisation of this property. Sited at the front and side of the property, it would be visible within the street scene and public realm, however due to its use of matching materials (i.e., white render), it is not thought to cause a significant degree of harm to the overall visual amenity of the area nor the character of the house. As such, the proposal is considered to be well-designed, thereby according with Core Strategy policies SP1 and DM1.

Residential amenity – given that the extension would be single-storey and located at the eastern edge of the property, the proposal should not cause an undue loss of light for neighbouring occupants, particularly since No.119 also possess a part single / part two storey

side extension. The blank side elevations of the proposal should also ensure that the privacy of neighbouring residents is not compromised.

The proposed extension is therefore considered acceptable in regard to its minimal impact upon residential amenity, thereby according with Core Strategy policies SP1 and DM1 as well as policy DC1 of the UDP.

Waste – the proposal also includes the installation of an enclosed bin store to the front of the property, along its plot boundary, against its existing low-level redbrick wall. The bin store would house four bins and would be a welcome addition to the property as, at present, the bins are stored freely at the front due to the two-storey side extension preventing external access to the rear. The installation of an enclosed bin store would screen the bins from the street scene, thereby improving its overall appearance and according with policies EN19 and DM1 of the Core Strategy.

Parking – the single storey side extension would provide sheltered parking for one motorcycle at the property. This would reduce the demand for on-street parking with the potential to alleviate traffic congestion along this street where most properties do not possess driveways.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management 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. 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 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 revised drawings labelled:

- 'Proposed Garage Layout General Arrangement', numbered '0237_20_201 A', stamped as received by the City Council as Local Planning Authority on the 6th February 2023.

- 'Proposed Site Plan General Arrangement', numbered '0237_20_200 A', stamped as received by the City Council as Local Planning Authority on the 6th February 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 extension hereby permitted shall match those specified on the submitted application form and revised plans, including white render.

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 proposed bin store, shown on revised drawings '0237_20_201 A' and '0237_20_200 A' shall be implemented and be in place prior to the first use / occupation of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

134 Nicolas Road, Manchester, M21 9LT
122 Newport Road, Manchester, M21 9WN
119 Newport Road, Manchester, M21 9NW
120 Newport Road, Manchester, M21 9WN
123 Newport Road, Manchester, M21 9NW
136 Nicolas Road, Manchester, M21 9LT
132 Nicolas Road, Manchester, M21 9LT

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