

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135185/FH/2022
Date registered valid: 15 November 2022
Proposal: Erection of single storey side and rear extensions to form additional living accommodation, following demolition of existing garage
Address: 187 Kings Road, Manchester, M21 0XY
Ward(s): Chorlton Park Ward

Applicant: Mr. Mohammad Aslam
Agent (if any): Miss Aysha Utsho Aysha
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25th January 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	09.01.2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 25 November 2022 Expired: 16 Dec 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

The application site relates to a two storey semi detached property located within the Chorlton Park ward area of Manchester. The property features a bay window at ground level, an attached garage to the side, decorative paving to the front and garden to the rear. There is a low brick wall and open access to the front with timber fencing to the rear. The property has an existing single storey rear extension across the wall up to the shared boundary the adjoining semi-detached property.



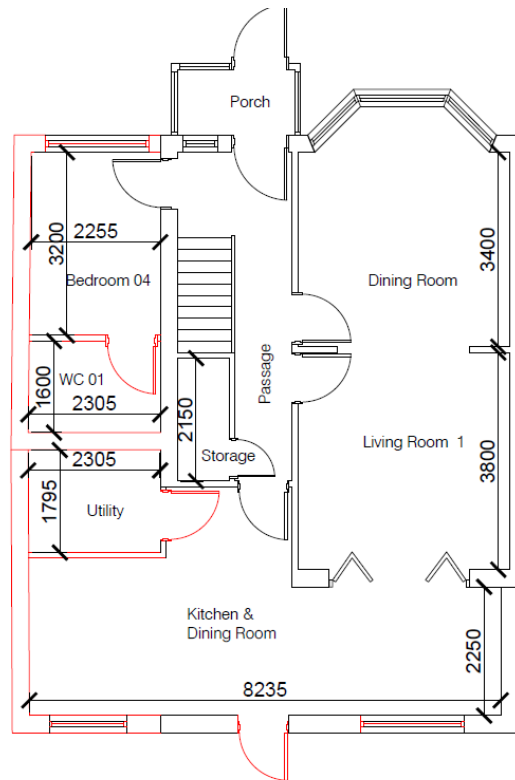
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a single storey side and rear extension to provide additional living accommodation following the demolition of an existing garage.



Ground Floor Plan as Proposed

Consultations & Notification Responses

Local residents, as per Appendix 1 - 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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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
- 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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City

of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 applications relating to this site.

Residential Amenity

The applicant proposes to erect a single storey side and rear extension following demolition of an existing detached garage.

Following demolition of the existing garage along the shared boundary, the proposed extension would be in line with the front wall of the property extending along the side wall with a projection beyond the rear wall of 2.5m approximately. The proposal would wrap around the property extending across the rear wall up to the shared boundary with the adjoining semi-detached property no. 185 Kings Road. The roof would be hipped and would be gable at the front.

A window would be situated on the front elevation with 2 x windows and a door on the rear elevation. No windows are proposed on the side elevation.

It is considered that the introduction of an extension in this location would not provide significant harm especially as the presence of a structure along the shared boundary to the rear has already been established. In addition and given the limited projection to the rear together with the orientation of the application site and the fact that the neighbouring property has an extension along the side, it is not considered that the proposal would provide any overshadowing or loss of light. Overall, it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Although the proposal is sited along the shared boundary and would be visible from the public highway and therefore would feature within the street scene, the character of the area is retained although the houses in the immediate vicinity are themselves altered and extended. Rear and side extensions are particularly popular. Therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

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. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are 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 would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use matching brick and tile as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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

Not applicable

Bins

The applicant has provided bin storage details comprising a bin store timber surround located to the front along the shared boundary with the adjoining semi detached property. This is considered to be acceptable and would comply with policy EN19 of the Core Strategy

Parking

Existing car parking arrangements are not affected by this proposal.

Conclusion

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal 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.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and 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 on 24th January 2023 numbered 15-01-03 23-08-2022 Proposed Bin store details and Elevations

Received on 24th January 2023 numbered 15-01-04 23-08-2022 Existing and Proposed Block Plan showing site setting out

Received on 25th October 2022 numbered 15-01-01 23-08-2022 Proposed Floor Plans

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 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

189 Kings Road, Manchester, M21 0XY
2 Kildare Road, Manchester, M21 0YR
185 Kings Road, Manchester, M21 0XY
166 Kings Road, Manchester, M21 0XX
164 Kings Road, Manchester, M21 0XX
162 Kings Road, Manchester, M21 0XX
4 Kildare Road, Manchester, M21 0YR

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) -
Area Team Boundary - Name: SOUTH AREA