

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136522/FH/2023

Date registered valid: 20 March 2023

Proposal: Part retrospective application for the erection of a single storey side and rear extension in association with conversion of existing garage into habitable room and elevational alterations to first floor side elevation

Address: 24 Waltham Road, Manchester, M16 8PG

Ward(s): Whalley Range Ward

Applicant: Dr Francis Martin

Agent (if any): Mr Steven King, Gamble King and Noone Limited

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 May 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 April 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 13 April 2023 Expired: 4 May 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 two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including two two-storey bays to the front, a small front garden, paved driveway, attached garage, rear canopy / sheeting, modest rear garden and two detached outbuildings / shed structures. *It should be noted that this description provides details of the property prior to any works being undertaken.*



Figure 1. Principal elevation of No.24 Waltham Road.



Figure 2. View of western side of property.



Figure 3. View of western side of property.



Figure 4. Rear view of property.



Figure 5. Rear view of property and its relationship with neighbouring properties along Alexandra Road South.



Figure 6. View of gap to shared boundary.



Figure 7. Rear view of property and its relationship with the adjoining semi.

Description of area

Waltham Road is a residential street situated in the Whalley Range ward of Manchester, close to Alexandra Park, William Hulme's Grammar School, and St Bede's College Sports Grounds. The area is predominantly residential in character, consisting of semi-detached residential properties, however, is also in close proximity to a number of educational institutions and churches.

Description of development

The applicant has submitted a part retrospective application for the erection of a single storey side and rear extension in association with the conversion of the existing garage into a habitable room as well as elevational alterations to the first-floor side elevation.

Planning History

No previous planning history.

Consultations & Notification Responses

One letter of objection was received from one neighbouring resident. Their concerns are summarised as follows:

- Concerns relating to the proposed materials and how specifically the white render to the rear portion of the proposal will be maintained.

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

General Permitted Development Order (GDPO, 2015)

- Schedule 2 – Permitted Development Rights

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

Issues

Principle – policies SP1 and DM1 of the Manchester 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 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 which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

The principle of erecting a single storey side and rear extension together with the conversion of an existing garage as well as first floor elevational alterations to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's siting, scale and massing, appearance and impact upon visual and residential amenity, waste storage and parking.



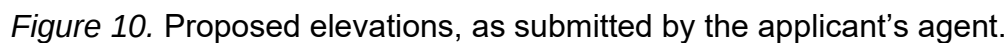
Figure 8. Existing and proposed site plans, as submitted by the applicant's agent.

Siting, scale, and massing – the single storey extension would be sited at the side and rear of the property, replacing the existing garage and canopy / sheeting, providing additional living space, and creating a new entrance / porch at the western side of the property.

The rear portion of the proposal would project 4m from the rear elevation of the host dwellinghouse with a width of 7.5m and flat roof height of 3.14m. The converted garage would be sited within its existing footprint and would adjoin the rear portion of the proposal as well as the side porch with a length / depth of 5.655m, width of 2.709m and flat roof height of 3.14m. The side porch would project 1.5m sideways from the existing entrance with a length / depth of 2.3m and flat roof height of 3.14m. As such, the total length / depth of the proposed developments would be 9.417m, with a total width of 10.105m and a uniform flat roof height of 3.14m. A gap of 0.125m would be maintained to the boundary shared with No.22 Waltham Road and a gap of 0.78m would be maintained to the boundary shared with No.49 and No.51 Alexandra Road South.

The 4m rearward projection exceeds the limit stipulated within policy DC1 (of 3.65m), however is considered acceptable given that permitted development regulations allow an element of single storey rear extensions up to 6m (for semi-detached dwellinghouses) through a prior approval process and in the absence of objections. It should be noted that, though an objection was received in response to this application, the concerns detailed in the resident's letter related to the proposed materials and how they would be maintained rather than the siting, scale, and massing of the proposal. The proposed developments are therefore not considered to result in 'excessively large or bulky additions' to the property and are understood as being subservient in terms of their dimensions to the host dwellinghouse.

The siting, scale and massing of the proposal is therefore considered acceptable due to the proposal's accordance with policies SP1 and DM1 of the Core Strategy.



Appearance and visual amenity – the rear portion of the proposal would be finished with white k-render to all of its elevations, with blank and featureless side elevations, one bi-folding door along its rear and three projecting rooflights. The converted garage would be built of facing brick to match the existing with anthracite grey windows. Its front elevation would be blank whilst its rear and side elevation (featuring a small element of k-render) would each feature one window. The side window, facing No.51 Alexandra Road South has been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupants. The converted garage would also feature one projecting rooflight. The side porch would be built of facing brick to match the existing with anthracite grey windows. Its front elevation would feature one window, whilst its side elevation would feature an outward-opening set of doors. The proposal would also feature a new timber flat roof with GRP finish (or similar) with a uniform height of 3.14m across its entirety.

The proposal is relatively standard in terms of its design and would be in-keeping with the precedent of residential extensions in this locale. Sited at the side and rear of the property, the vast majority of the proposal would not be visible within the street scene or public realm and should therefore avoid causing significant visual harm to the character of the dwellinghouse and its surrounding area, despite introducing new materials (i.e., white k-render).

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single-storey, with a maximum height of 3.14m and would be sited along a boundary shared with a property that possesses a single storey rear extension which also extends up to the boundary, the proposal is not believed to cause an undue loss of sunlight or daylight for neighbouring residents. Moreover, both the ground floor side window and (new) first floor side window, facing the rear garden of No.51 Alexandra Road South, have been conditioned to be obscurely glazed. As such, the privacy of neighbouring occupants should not be compromised by these works.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – concerns were raised by a neighbouring resident in relation to how the white render to the rear portion of the proposal would be maintained. It should be noted that this is not a material consideration that can be assessed by Manchester City Council Planning, nor would it warrant the refusal of this application.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual amenity, residential amenity, waste storage, and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapters 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 following drawings and documents:

- 'Proposed Ground & First Floor Plans', numbered 'P03', stamped as received by the City Council as Local Planning Authority on the 20th March 2023.

- 'Proposed Elevations', numbered 'P04', stamped as received by the City Council as Local Planning Authority on the 20th March 2023.

- Existing/Proposed Site Plans', numbered 'P05', stamped as received by the City Council as Local Planning Authority on the 20th March 2023.

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 developments hereby permitted shall match those specified on the submitted application form and approved drawings, including brickwork to match the existing on the converted garage and side porch.

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 developments, 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) Before first occupation the ground floor window and new first floor window on the side elevation, facing No.51 Alexandra Road South, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

53 Alexandra Road South, Manchester, M16 8GH
Mariana House, 45 - 47 Alexandra Road South, Manchester, M16 8GH
51 Alexandra Road South, Manchester, M16 8GH
49 Alexandra Road South, Manchester, M16 8GH
23 Waltham Road, Manchester, M16 8PG
22 Waltham Road, Manchester, M16 8PG
21 Waltham Road, Manchester, M16 8PG

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