

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135812/FH/2022
Date registered valid: 12 January 2023
Proposal: Erection of part single, part two storey rear extension, installation of rear dormer
Address: 1 Westbourne Grove, Manchester, M20 1JA
Ward(s): Old Moat Ward

Applicant: Mr Stephen McGlynn
Agent (if any): Mr Matthew Myers, LHG Projects Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 27th March 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	28 February 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 19 January 2023 Expired: 9 February 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 end terrace property located at the corner of Westbourne Grove and Newton Avenue in the Old Moat area of Manchester. The property features gable fronted bay windows and bay windows on the side with front and rear garden.



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 part single, part two storey rear extension, installation of rear dormer.



Consultations & Notification Responses

Local residents, as per appendix 1 - No comments or objections 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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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, 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 EN 19 - Waste Management
- 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

There have been no previous planning applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of part single, part two storey rear extension, installation of rear dormer. Following raised concerns from the City Council, the applicant set the dormer further back from eaves and the proposed first floor roof ridge down so as not to conflict with each other.

Ground floor

The extension would project out from the back wall of the property measuring 4.4m and extending across the rear wall by 5.3m retaining a gap to the side wall of the property and the shared boundary with the adjoining neighbour no.3 Westbourne Grove. The roof would be flat with the inclusion of a roof light. A window and large panel glazing is proposed on the rear with a glazed panel on the return facing the road. Given the distance to the boundary, it is not anticipated that the glazing to the side would provide overlooking or loss of privacy and is therefore considered to be acceptable.

First Floor

The first floor would project off the rear wall by 3.2m extending across the rear in line with the ground floor retaining a gap to the shared boundary with the adjoining property no. 3 Westbourne Grove. The roof would be gabled with the inclusion of two roof lights and two windows are proposed overlooking the rear garden area. No windows are proposed on the side elevations, therefore a loss of privacy and overlooking are not deemed an issue. Due to the design and its orientation, it is not considered that the proposal would cause undue harm to residential amenity and in addition to this, no objections were received from the local residents notified of the application.

Although the depth of the ground floor extension exceeds that which is stipulated within policy DC1 (3.65m) should the extension be built independently with matching materials this would fall within larger homes extension especially given no objections have been received.

Rear dormer

The applicant proposes a rear dormer window which would extend the full width of the roof retaining small gaps either side of the boundaries and set back from the eaves. The dormer would be set down slightly from the existing ridge height. A large and small window is proposed overlooking the rear of the garden area. It is considered that the dormer would not give rise to any further overlooking than that already given by the rear view windows at first floor.

The City Council considers the addition of a dormer as acceptable especially given that the ridge height is no higher than the existing ridge height of the property. In addition, the proposed dormer would mirror that of the adjoining property in size and appearance. The roof changes are therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area.

Overall, in terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Design and appearance

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick and terracotta roof tiles with the introduction of grey cladding and flashing to the rear dormer as specified in the application form. The design is of a contemporary nature and is detailed as what is normally expected of such a structure and would not unduly 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

Siting, scale and massing

The size and footprint of the proposal 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 design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

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. 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.

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 17th March 2023 numbered 1035.003 A Proposed Floor Plans

Received 17th March 2023 numbered 1035.004 A Proposed Elevations and Section AA

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/drawings 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

10 Newton Avenue, Old Moat, Manchester, M20 1JJ

3 Westbourne Grove, Old Moat, Manchester, M20 1JA

2 Westbourne Grove, Old Moat, Manchester, M20 1JA

20 Chatham Court, Burton Road, Manchester, M20 1HR
19 Chatham Court, Burton Road, Manchester, M20 1HR
18 Chatham Court, Burton Road, Manchester, M20 1HR
17 Chatham Court, Burton Road, Manchester, M20 1HR

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 (Less) -
Area Team Boundary - Name: SOUTH AREA