

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136305/FH/2023

Date registered valid: 20 February 2023

Proposal: Erection of a single storey extension to side and rear with associated elevational alterations; erection of a hip to gable roof extension with associated rear dormer extension; erection of a front porch.

Address: 32 Reeves Road, Manchester, M21 8BT

Ward(s): Chorlton Ward

Applicant: Mrs Suzzane Bennion

Agent (if any): Mr Lee Harper LH

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14th March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6th April 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 March 2023 Expired: 30 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

The site comprises of a two- storey brick built semi-detached property in the Chorlton ward area of Manchester. It is identified as 32 Reeves Road. The property has bay fronted windows and porch. There are gardens to the front and rear with access along the side. There is a single storey outrigger on the building already. The property is bounded by timber fencing, hedging and soft landscaping to the side and rear with brick wall and railings to the frontage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with many of the properties having recently benefitted from additions to the property the same as those now proposed to number 32 Reeves Road.

Description of development

The proposal is for the erection of a single storey side and rear extension, running along the same line as the side of the host property and joining up with the existing single storey outrigger, therefore projecting no further rearward than existing. The roof line of the existing house is currently hipped, it is proposed that this be built up to create a gable end. There would be 4 Velux style rooflights within the front roof slope to provide natural lighting to the loft space, and to the rear there would be the introduction of a dormer extension which would incorporate a double door with Juliet balcony and a single window on the rear elevation. The accommodation would provide additional accommodation in the form of extending the open plan kitchen/ living room and would provide an additional en-suite bedroom within the loft space.

Consultations & Notification Responses

Local Residents were informed of the proposal- no representations have been received.

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 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 adapt to changing household needs providing enlarged or improved accommodation is considered acceptable, however consideration must be given to the proposals 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 to merit refusal of the application.

On balance, the proposed extensions are deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The applicant proposes to erect a single storey side and rear extension to link in with the existing single storey rear extension together with a hip to gable and a rear dormer. The proposed single storey extension would take the property no closer to the neighbouring properties than currently exists, and the level of extension to the ground floor is modest. There would be one small window within the side elevation facing onto number 30 Reeves Road, however this only serves the utility room, and can be conditioned so as to be obscurely glazed. The hip to gable on the side of the property is only on the original property and not on the previously constructed 2 storey side extension. It is not considered that the proposals would result in overshadowing or loss of light, and the Juliet balcony in the proposed rear dormer would afford no greater view than the existing windows in the first floor of the rear elevation. As such there is no issue from perceived overlooking, particularly given the offset relationship with the properties on Beaumont Road.

The remaining windows proposed are either in the rear or front to the ground floor overlooking the applicants own garden area.

Visual Amenity

Given the precedent of the same type and size of extension that has already been constructed on neighbouring properties within the immediate vicinity, the proposed works would not appear as alien within the street scene. The changes are modest and retain subservience to the host

property. The materials proposed would match those of the existing house and it is not considered that they would result in a detrimental impact upon the property itself, or the area within which it is located.

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. 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

In terms of the proposed materials they are to match those of the existing property, the design is very similar to previous additions on other nearby properties and is considered sympathetic when viewed in a local context. The design is considered appropriate and conditions relating to materials would be attached to any consent granted.

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

Bins storage is not affected by this proposal.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

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 to resolve any matters arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with both national and local policies.

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:

L101 proposed Site Plan received 20th February 2023

L202 Proposed Ground and First Floor Plans received 20th February 2023

L203 Proposed Loft Plan received 20th February 2023

L301 Proposed Elevations received 20th February 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 extension hereby permitted shall be similar in appearance to those used during the construction of the original dwellinghouse 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 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

33 Reeves Road, Manchester, M21 8BU
31 Reeves Road, Manchester, M21 8BU
29 Beaumont Road, Manchester, M21 8BG
30 Reeves Road, Manchester, M21 8BT
33 Beaumont Road, Manchester, M21 8BG
29 Reeves Road, Manchester, M21 8BU
34 Reeves Road, Manchester, M21 8BT
31 Beaumont Road, Manchester, M21 8BG

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