

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135467/FH/2022

Date registered valid: 15 November 2022

Proposal: Erection of two storey rear extension to provide additional living accommodation

Address: 2 Southgate, Chorlton, Manchester, M21 8EA

Ward(s): Chorlton Ward

Applicant: Mr Julian Diggle, 2 Southgate, Chorlton, Manchester, M21 8EA

Agent (if any): Mr Peter Hoole, PJH Architectural Services, Office Number 1, 88A Chapel Street, Leigh, Lancashire, WN7 2DB

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

Recommendation: Approve

Date of recommendation: 3 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 December 2022

Standard consultations:

Printed: 25 November 2022

Expired: 16 December 2022

Neighbour notifications

Printed: 25 November 2022

Expired: 16 December 2022

Site notice: Posted: 6 December 2022 Expired: 27 December 2022

Press advert: Published: 29 November 2022 Expired: 20 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Chorltonville Conservation Area 1992

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached dwellinghouse of redbrick with an off-white rendered first floor and red tiled roof. Situated within the Chorltonville conservation area, the property has been built in the Arts and Crafts style and features: a small oculus window, white uPVC windows (including a bay with narrow, elongated panes), an Arts & Crafts chimney stack, flared first floor overhang in addition to an existing rear extension at ground floor level and an existing rear dormer (both of which are likely to have been built historically, as planning history does not document either of these additions).

Description of area

Southgate is a residential street situated within the Chorltonville 'garden village' conservation area of Manchester. The area predominantly consists of semi-detached properties typically defined by qualities of the Arts and Crafts movement as well as being situated in close proximity to Brookburn Primary School, Chorlton Brook Woods and Chorlton Park.

Description of development

The applicant is seeking permission for the erection of a two-storey rear extension following the demolition of the existing single storey rear in order to provide additional living accommodation.

Planning History

111622/TCA/2016/S1 – Works to tree – proposed crown reduction of 25% to Beech tree (T1) in garden – **Approved** (29/04/2016)

130106/TCA/2021 – Works to tree – proposed pruning works Beech tree (T1) incorporating a reduction in height – **No objection** (13/05/2021)

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Chorlton Voice – 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
- Policy DC18 – Conservation Areas

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 EN3 – Heritage
- 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 building a two-storey rear extension in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as impact upon the Chorltonville conservation area, waste management and parking.

Siting, scale and massing – The two-storey extension would be sited at the rear of the property, facing southwest, replacing the existing single storey rear extension and rear dormer. It would project 1.195m rearwards from the original rear elevation, with a width of 3.635m and a maximum hipped roof height of 7.2m, which is significantly lower than the existing maximum roof height of the property. It would respect the current gaps to the shared boundaries with No.4 Southgate and No.19 E Meade. The 1.195m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is thus considered acceptable with the proposal being deemed as not ‘excessively large or bulky’.

Appearance and visual amenity – The extension would be built of brickwork, off-white render, red roof tiles and white uPVC windows to match the existing. At ground floor level, the extension would be built of brickwork to match the existing with the rear elevation featuring one window. At first floor level, the extension would feature off-white render to match the existing appearance of the property, with the rear elevation also featuring one window. The side elevations of the extension would form blank walls at both levels and the roof would be hipped. The proposal is relatively standard in design, would be in-keeping with other residential extensions in the area, would be sympathetic to the original features and materials of the dwellinghouse and would arguably improve the overall appearance of the property with the removal of the current rear dormer window. Sited at the rear, it would not be visible from a public highway and therefore would not feature within the street scene, hence the overall character of the area should not be harmed by these works.

Thus, the design and appearance of the proposed development accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be minor.

Residential amenity – The extension's maximum height of 7.2m may result in possible overshadowing and a minor loss of light for the occupants of No.19 E Meade, however this would be no more than currently experienced by those living at No.17 E Meade. Moreover, the maximum roof height would still be significantly lower than the existing roof height of the property. This, combined with the fact that No.19 possesses a relatively spacious rear garden and the fact that the gaps to the shared boundaries with No.17 and No.19 E Meade would be maintained should ensure that neighbouring residents do not experience a disproportionate or unreasonable loss of sunlight or daylight.

The proposal should also not result in an undue loss of privacy for neighbouring residents as both side elevations would form blank walls. There is a potential for some overlooking of the garden associated with No.5 S Meade, however, given the local precedent already set of two storey rear extensions in addition to the existing fencing and foliage present along the shared boundary, this should not be excessive considering the context of the area.

The proposed extension is therefore acceptable in regard to its minimal effect upon residential amenity as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Impact upon the Chorltonville Conservation Area – The overall form and design of the proposed extension is believed to be subservient and sympathetic to the existing character of the Chorltonville conservation area as the proposal would be built of in-keeping materials (e.g., brickwork, off-white render, red roof tiles, white uPVC windows to match). Moreover, it would replace the existing rear dormer and rear extension, thus improving the overall appearance of the property. Its location at the rear of the property would also mean that the proposal would not be visible from a public footpath or highway, therefore it would not feature within the street scene and should not harm the historic character of the area.

Having considered these factors, it is believed that the proposal would be in-keeping with the character of the conservation area, thereby according with Core Strategy policy EN3 and UDP policy DC18.

Waste management – The storage of bins would not be affected by this proposal as adequate space and access to the rear is retained, therefore the bins would be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

Parking – The current parking arrangements are unaffected by this proposal.

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 and residential amenity and effect upon Chorltonville conservation area, waste management and parking as it broadly complies with policies DC1 and DC18 of the UDP, DM1, SP1, EN1, EN3 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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 drawings numbered '2022-1686-P-106', '2022-1686-P-103' and '2022-1686-P-102', stamped as received by the City Council as Local Planning Authority on the 15th November 2022.

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 submitted shall match those of the existing 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.

Appendix 1 – List of consultees & neighbours notified

Chorlton Voice

6 The Meade, Manchester, M21 8EP
19 East Meade, Manchester, M21 8EL
17 East Meade, Manchester, M21 8EL
4 Southgate, Chorlton, Manchester, M21 8EA
1 South Meade, Manchester, M21 8EB
1 Southgate, Chorlton, Manchester, M21 8EA
3 South Meade, Manchester, M21 8EB

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
Conservation Area - Chorltonville Conservation Area 1992
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH AREA