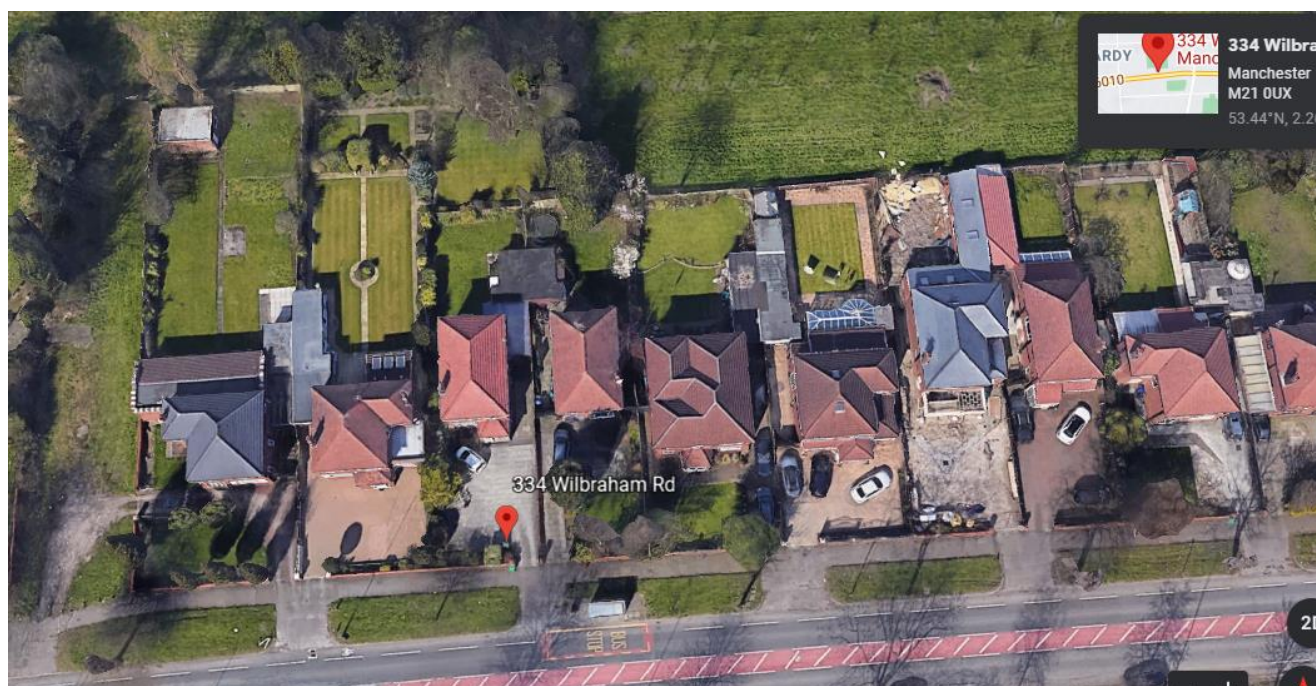


Planning

Growth & Development

Delegated officer report for planning application

Application no.	134989/FH/2022
Date registered valid:	26 September 2022
Proposal:	Erection of a two storey front and side extension; erection of a single storey rear extension and raising of roof with associated elevational alterations to form additional living accommodation.
Address:	334 Wilbraham Road, Manchester, M21 0UX
Ward(s):	Chorlton Park Ward
Applicant:	Mr Alli Mohammed Salim
Agent (if any):	Mr Yasin Ahmed Y A Architectural Services
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	15 th February 2023



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 8 November 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications Printed: 3 October 2022 Expired: 24 October 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 proposal site contains a two storey detached dwelling within the Chorlton Park Ward area of Manchester. The property is constructed externally from red brick, concrete roof tiles and has white UPVC windows and doors. The proposal site has a small front garden with low boundary wall treatment with hedging access along the sides leading into the rear garden. Off road car parking is available at the front. The property benefits from a front porch and detached garage to the rear.



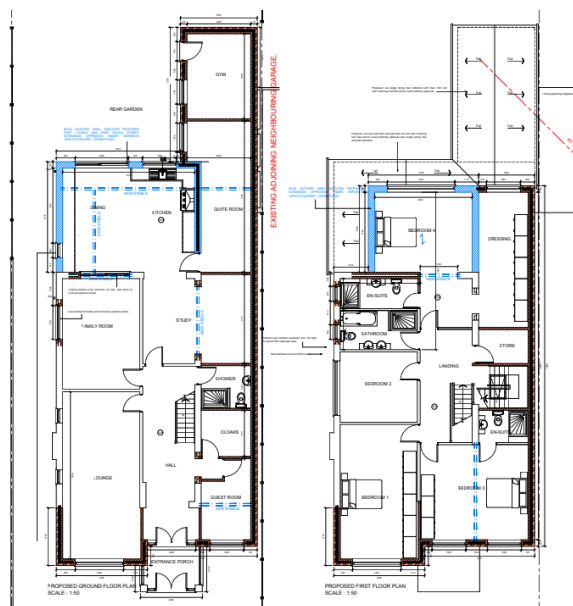
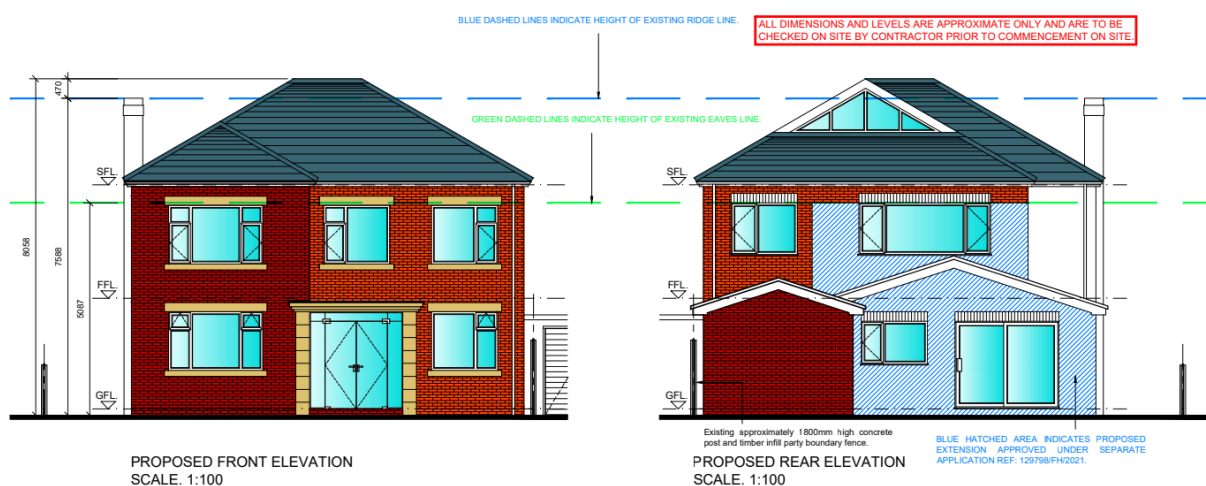
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character.

Description of development

The applicant is proposing the erection of a two storey front and side extension; erection of a single storey rear extension and raising of roof with associated elevational alterations to form additional living accommodation.



Consultations & Notification Responses

There has been one objection received from a local resident. Summary of comments as follows:

- The proposed extension overhangs boundary

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

Previous planning applications relating to this site

132847/FH/2022 - Application Withdrawn - 04.04.2022 Erection of a part single, part two storey side and extension following demolition of existing detached garage to provide additional living accommodation

129798/FH/2021 - Application Approved - 17.06.2021 Erection of a part single/part 2 storey rear extension to form additional living accommodation

087782/FH/2008/S1 - Application Approved - 31.10.2008 Erection of a single storey side extension to form additional living accommodation

Residential Amenity

The applicant is proposing the erection of a two storey front and side extension; erection of a single storey rear extension and raising of roof with associated elevational alterations to form additional living accommodation. There were raised concerns from a local resident in relation to the proposal's encroachment on neighbouring land. Following amended plans, the proposal has

been set in off the shared boundary. As a consequence, the proposed height of the roof has been reduced from 535mm to 470mm.

Front

The applicant proposes to erect a two storey front extension which would project forward of the principle elevation by 900mm measuring a total length of 2.700m. The roof would be set down significantly and would be hipped to reflect the current design of roof on the property. No windows are proposed on the side elevations; two windows are proposed on the front elevation.

Raising the roof

The applicant is proposing to raise the roof slightly measuring 470mm. The changes would not affect the design of the roof as this is proposed to remain hipped although there would be a small surface of flat roof consequently. The City Council considers the raising of the roof as acceptable especially given that the neighbouring properties are slightly higher than that of the application property. Therefore, it is considered that raising the roof would not provide a detrimental outlook on the adjoining properties or the surrounding area.

Side/rear

ground floor

The extension would be in line with the front wall of the house extending the length of the property with a projection beyond the rear wall measuring approximately 11.4m. The roof to the rear would have a dual pitch gable roof. No windows are proposed along the side or rear . Two windows and a door are proposed on the side elevation facing no. 336 Wilbraham Road. Given the gap retained to the shared boundary together with the boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy given by the windows or door along the side.

The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. Infill extensions to the front with side and rear extensions are particularly popular, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Side first floor

The first floor element of the proposal would be in line with the front wall of the property extending the length of the property projecting beyond the original wall of the property by 3.78m in line with the previously approved rear extension. The roof would be partially hipped with a glazed gable and the inclusion of two roof lights in the side roof. Windows are proposed on the rear overlooking the rear garden of the application site.

Front porch

The applicant proposes the erection of a front porch measuring a total of 2.1m in projection to a width of 2.895m and a height of 2.725m with a flat roof. This is considered to be an acceptable addition to the front of the property and would not interfere with the existing character of the property or the area.

On balance, the extensions to the property are considered comparable in terms of size and its position to others found in the immediate area, therefore 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. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extensions to the front, side and rear including raising the roof.

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.

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 property together with that at 332 are set back from the neighbouring properties reflecting the staggered building line along this stretch of Wilbraham Road, it is therefore considered that the siting of the two storey extension is acceptable in this instance and would not result in a terracing impact on the street. 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 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

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access at the rear, which accords with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 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.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, 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 guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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 drawing:-

Received 14th February 2023 numbered 876-P02C Proposed Floor Plans

Received 14th February 2023 numbered 1876-P03C Proposed Roof Plan

Received 14th February 2023 numbered 1876-P01C Existing Floor Plans and Elevations and Proposed Elevations

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 hereby permitted shall match those of the existing dwellinghouse 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

338 Wilbraham Road, Manchester, M21 0UX
332 Wilbraham Road, Manchester, M21 0UX
336 Wilbraham Road, Manchester, M21 0UX
330 Wilbraham Road, Manchester, M21 0UX
427 Wilbraham Road, Manchester, M21 0UT
425 Wilbraham Road, Manchester, M21 0UT

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