

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135514/FH/2022
Date registered valid: 17 November 2022
Proposal: Erection of a part single storey, part 3 storey rear extension to form additional living accommodation
Address: 23 Meadow Bank, Manchester, M21 8EF
Ward(s): Chorlton Ward
Applicant: Mr Peter Rowe
Agent (if any): Mrs Amy Axon, Guy Taylor Associates
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 18 January 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 December 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 28 November 2022 Expired: 19 December 2022

Site notice: Posted: 14 December 2022 Expired: 4 January 2023

Press advert: Published: 6 December 2022 Expired: 27 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:

The application relates to a two storey semi-detached C3 dwellinghouse of red brick, red roof tiles, with a hipped roof and brown rough cast render. The arts and crafts style property features a porch, timber eaves brackets, brick soldier sills and timber bay windows with stained glass details. The plot includes mature front and rear gardens, with access down the side of the property, a detached garage to the side and a driveway to the front.

Description of area

Meadow Bank forms part of Chorltonville Conservation Area, an area of large detached and semi-detached family dwellinghouses in the arts and crafts style. The private roads are tree-lined and arranged around a central grassed roundabout, with Chorlton District Centre to the north, Brookburn Primary School to the west and West Didsbury & Chorlton football club to the south.

Description of development

The applicant is seeking permission to build a part single, part three storey rear extension along with elevational alterations including replacement windows, replacement porch, replacement garage door and repairs and white paint to the original render.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP, 1995), saved policies 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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

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



Issues

Principle – The principle, of building a part single part three storey rear extension, along with elevational alterations, to provide additional living accommodation for a family dwellinghouse is acceptable given the provisions of saved UDP policy DC1. However, consideration must be given to the proposals siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity and upon the character of the conservation area.

Siting, scale and massing – The proposed extension at the rear projects 3.6m which accords with saved UDP policy DC1. That the ground and first floor elements are set well away from the

shared boundaries (3.9m to No.21 and 6.8m to No.25) ensures that the height of the three storey extension is acceptable. The original side projection would feature a new dual-pitched roof, set 1m lower than existing, though the additional height at the side of the property is not considered to have a significant impact on the scale of the building. The full width basement extension would open onto the sloping rear garden, with a height at the party wall of just 2.1m, 10cm above permitted development for rear boundary walls. To the front would sit a new low-profile lightwell, 2.15m in width and 0.9m in depth. Between the extension and existing detached garage would sit a new 1.9m high raised brick patio with a 1.1m high balustrade. The proposal mimics that which was built at No.19 under reference 110839/FH/2015/S1. The additions are considered subservient and appropriately scaled and sited, pursuant to policies DM1, DC1 and SP1.



Design and impact upon visual amenity and conservation area – Whilst the design of the rear extension is contemporary it is considered that the proposed materials ensure that it is not an incongruous addition to the property. On balance it is considered that the design is acceptable in terms of Core Strategy policy DM1 and saved UDP policy DC1. The existing property is half brick half rough cast render and it is therefore considered that the use of a wholly rendered extension is appropriate in this location. The existing rough cast would be repaired and painted white to match the properties either side, with brown roof tiles to match existing. The rear windows would be grey framed uPVC, whereas the existing front and side windows would be replaced with new white timber to match with replicated stained glass and lead detailing. These materials have been conditioned. The proposed extension will occupy a prominent elevated position clearly visible from the Mersey Valley to people looking into the conservation area from the footpath and football field. In this case it is considered that whilst the approach adopted is contemporary, this has been informed by the existing architecture and materials found in the conservation area. Due to the location at the rear, the extension would not be readily visible from the highway and therefore would not feature prominently within the streetscene. Extensions and alterations are a common feature of Chorltonville due to the long-term wealth of the area and prevalence of owner-occupied properties. Both policy EN3 and saved policy DC18 state that applications within conservation areas should preserve or enhance the appearance and character of the conservation area and that it is desirable for retention of existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. The proposal does

not remove important features of the property and the principal frontage would remain very similar to existing. Due to the siting and scale of the extensions it is not considered that the proposal would have an unduly detrimental impact upon the character of the Chorltonville Conservation Area and as a result it is considered that the proposal will lead to less than substantial harm to the significance of this designated heritage asset.

Residential amenity – The rear elevation of the property overlooks the site of West Didsbury and Chorlton Football Club so there is no residential overlooking to the rear. There are no additional side-facing windows proposed. The adjoining property is separated from the ground and first floor elements of the extension by a 3.9m gap which it is considered is sufficient to prevent the extension having either an overbearing impact or overshadowing the property. The adjacent property is at an angle to the application site as it is on a bend in the road and it is considered that it will suffer no significant loss of amenity. The increased height of the side of the property will have no significant impact given its siting within a large plot. The low profile extension at basement level has very little impact as it is mainly set into the ground, only 10cm higher than a PD rear wall. In addition, no objections were received and a letter of support from a local resident was received, hence the proposal is deemed acceptable in terms of impacts upon residential amenity.

Conclusion – The proposal broadly complies with policies DC1 and DC18 of the UDP, DM1, SP1 and EN3 of the Core Strategy and the National Planning Policy Framework. It received no objections and is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers or cause substantial harm to the visual amenity of the house nor the character of Chorltonville Conservation Area. The proposed development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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. 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

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 drawings numbered '20-002 rev P01' and '20-101 rev P01', stamped as received by the City Council as Local Planning Authority on the 17th November 2022 and revised drawing '20-001 rev P02' stamped as received on the 17th January 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 extensions/alterations hereby permitted shall match those specified on the revised elevations '20-001 rev P02', including:

- Red brick to match existing
- Repaired rough render painted white
- New smooth white render
- Roof tiles to match existing
- Existing windows relaced with white timber featuring lead pattern and stained glass
- New rear windows to be grey framed
- Conservation rooflights in dark grey

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

21 Meadow Bank, Manchester, M21 8EF
West Didsbury And Chorlton Football Club, Brookburn Road, Manchester,
32 Meadow Bank, Manchester, M21 8EE
57 Brookburn Road, Manchester, M21 8FE
25 Meadow Bank, Manchester, M21 8EF

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

Flood Zones Type 2 (low to medium risk) -

Green Belt Land - Greater Manchester Green Belt Local Plan 1984

Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: SOUTH AREA