

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135770/FH/2022

Date registered valid: 16 December 2022

Proposal: Erection of two storey side extension, part single part two storey rear extension including front entrance porch to provide additional living accommodation with associated elevational alterations

Address: 74 Hart Road, Manchester, M14 7BB

Ward(s): Fallowfield Ward

Applicant: Mr. Ahmed Shah

Agent (if any): Mr. Niamat Ali NA Design

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

Recommendation: Approve

Date of recommendation: 10 February 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 10 January 2023 Expired: 31 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey concrete tile hipped roof. The property features white uPVC windows, a porch canopy, a front driveway, spacious rear garden, and existing outbuilding to the rear.



Figure 1. Photograph of the principal elevation of No.74 Hart Road.

Description of area

Hart Road is a residential street situated within the Fallowfield ward of Manchester, close to Wilbraham Road (A6010), Platt Fields Park and Fallowfield Secret Garden Community Project. The area predominantly consists of semi-detached and terraced residential properties and benefits from its close proximity to outdoor green spaces.

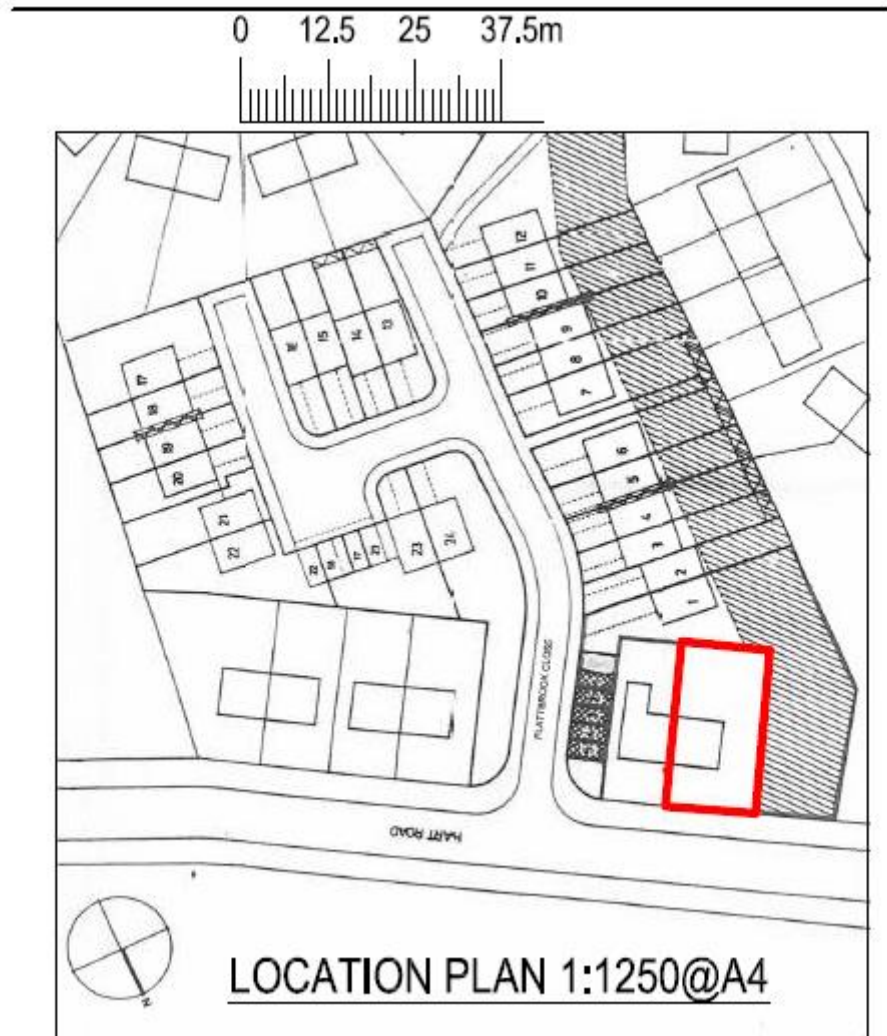


Figure 2. Site location plan, as submitted by the applicant's agent.

Description of development

The applicant is seeking permission for the erection of a two-storey side extension, part single- / part two-storey rear extension and front entrance porch to provide additional living accommodation with associated elevational alterations.

Consultations & Notification Responses

Local residents, as per appendix 1 – 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

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 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 side extension, part single- / part two-storey rear extension and front porch 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 waste management and parking.



Figure 3. Rear view of No.74 Hart Road.

Siting, scale and massing – the two-storey side extension would be sited at the north-western edge of the property. At ground floor level, the extension would have a maximum depth of 6.299m, a width of 4m, a mono pitch roof height of 3.029m and an eaves height of 2.429m. The extension would be setback by 0.499m at first-floor level with a depth of 5.8m, width of 4m, hipped roof height of 6.961m and an eaves height of 4.999m. As such, the side extension's ridge would be set 0.134 below the ridge of the original dwellinghouse with eaves to match. The dimensions of the proposed development are therefore understood as being subservient to those of the original dwellinghouse. Sited at the north-western edge of the property, the proposed development would maintain a gap of at least 2.13m to the boundary shared with No.2 Plattbrook Close (see figures 5 and 7), therefore avoiding the creation of a terracing effect, and mitigating the impact of the relatively small-scale setback at first floor level and is therefore considered acceptable under policy DC1 of the UDP.



Figure 4. Photograph of No.74 Hart Road, depicting the substantial gap to the boundary shared with No.2 Plattbrook Close.

The part single- / part two- storey rear extension would be sited at the south-western edge of the property and would adjoin the proposed two-storey side extension. At ground floor level, the extension would project 4m from the rear elevation of the original dwellinghouse, with a width of 10.752m, mono pitch roof height of 3.843m and eaves height of 2.472m. A gap of 0.15m would be maintained to the shared boundary with No.76 Hart Road and a gap of 2.13m would be maintained to the boundary shared with No.2 Plattbrook Close. The first-floor portion of the rear extension would be sited 4m away from the boundary shared with No.76, at the southwest corner of the property (see figure 5). It would have a rearward projection of 4m, width of 6.9m, hipped roof height of 6.961m and eaves height of 4.999m. The maximum rearward projection of 4m exceeds the limit stipulated under policy DC1 of the UDP (of 3.65m), however is considered acceptable given that this is by a relatively small margin (0.35m) and in the absence of objections.

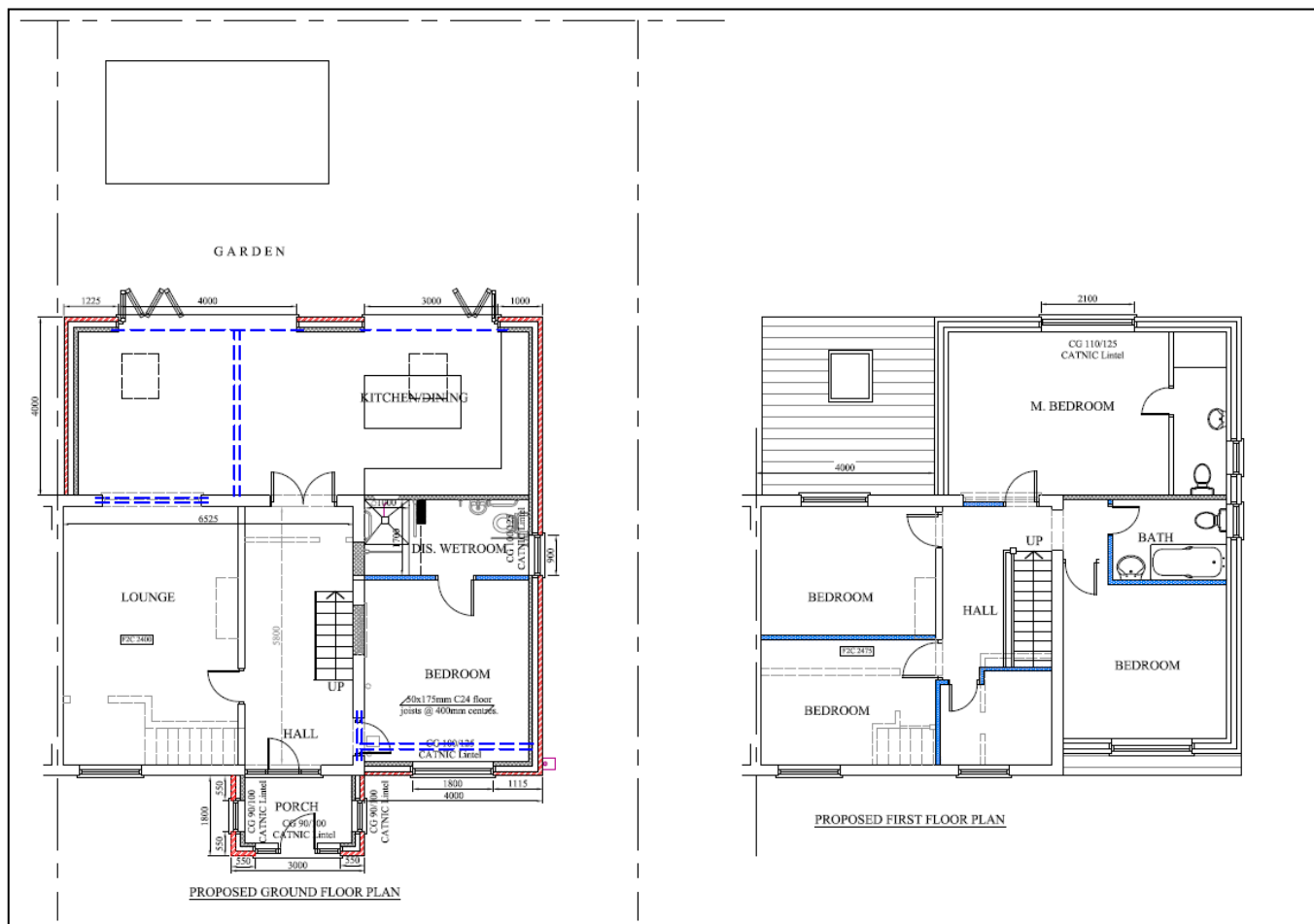


Figure 5. Plans of the proposed extensions, as submitted by the applicant's agent.

The front porch extension would be sited at the north-eastern edge of the dwellinghouse, creating a new entrance to the property. It would have a frontward projection of 1.8m, a width of 3m, hipped roof height of 3.517m and eaves height of 2.498m. A gap of 3.898m would be maintained to the boundary shared with No.76 and a gap of 6.127m would be maintained to No.2. This extension is considered to be a relatively minor addition to the property which would be subservient to the original dwellinghouse and would not result in an 'excessively large or bulky' extension and, as such, is deemed acceptable as it accords with policy DC1 of the UDP.

Appearance and visual amenity – the proposed developments would be built of brickwork, grey concrete roof tiles and uPVC double glazed windows and doors to match the existing.

The front porch would feature one door and two windows on its principal elevation as well as one window on each of its side elevations. The principal elevation of the side extension would feature a window at both ground and first floor level. The north-western elevation of the proposed side and rear extension would feature one window at ground floor level and two windows at first floor level, whilst the south-eastern elevation would remain blank. The rear elevation of the proposed development would feature two sets of bi-folding doors at ground floor level and one window at first floor level.



Figure 6. Elevational drawings of the proposed developments, as submitted by the applicant's agent.

The proposal is considered to be relatively standard in terms of its design and, though large in scale, is considered to be appropriately sited due to the neighbouring plot largely being constituted of garden space. The proposed developments would utilise materials that would either be in-keeping or subservient to those already present at the property and should therefore not feature prominently within the street scene. Hence, the overall character of the property and its local area should not be significantly harmed by these works.

The design and appearance of the proposed developments accord with Core Strategy policies DM1 and EN1 and chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – the proposed two-storey side extension would have a minimal impact upon the residential amenity of neighbouring occupants as it is only likely to affect the rearmost garden space owned by No.2 Plattbrook Close and not its associated residential building (see figure 7). With this in mind, the relatively large scale of the proposal should not pose issues of overshadowing, nor create an overbearing feel for neighbouring occupants as there is no neighbouring dwellinghouse located immediately adjacent to No.74 Hart Road. This should also ensure that, despite featuring windows along its north-western elevation, the proposed side extension should not cause issues associated with loss of privacy.



Figure 7. Screenshot from Google Earth, illustrating the immediate surroundings of No.74 Hart Road.

The proposed part single- / part two-storey rear initially raised concerns regarding its impact upon the residential amenity of those occupying No.76 Hart Road as its first-floor element was initially sited only 2.675m away from the shared boundary (see figure 9). The applicant and their agent were notified of these concerns and amended the plans accordingly, so that a 4m gap to the boundary was maintained (see figure 5). The revised rear extension is now considered to be acceptable as it should not cause an undue loss of sunlight or daylight for neighbouring residents and should not cause issues associated with loss of privacy.



Figure 8. Photograph of the shared boundary between No.74 and No.76 Hart Road.

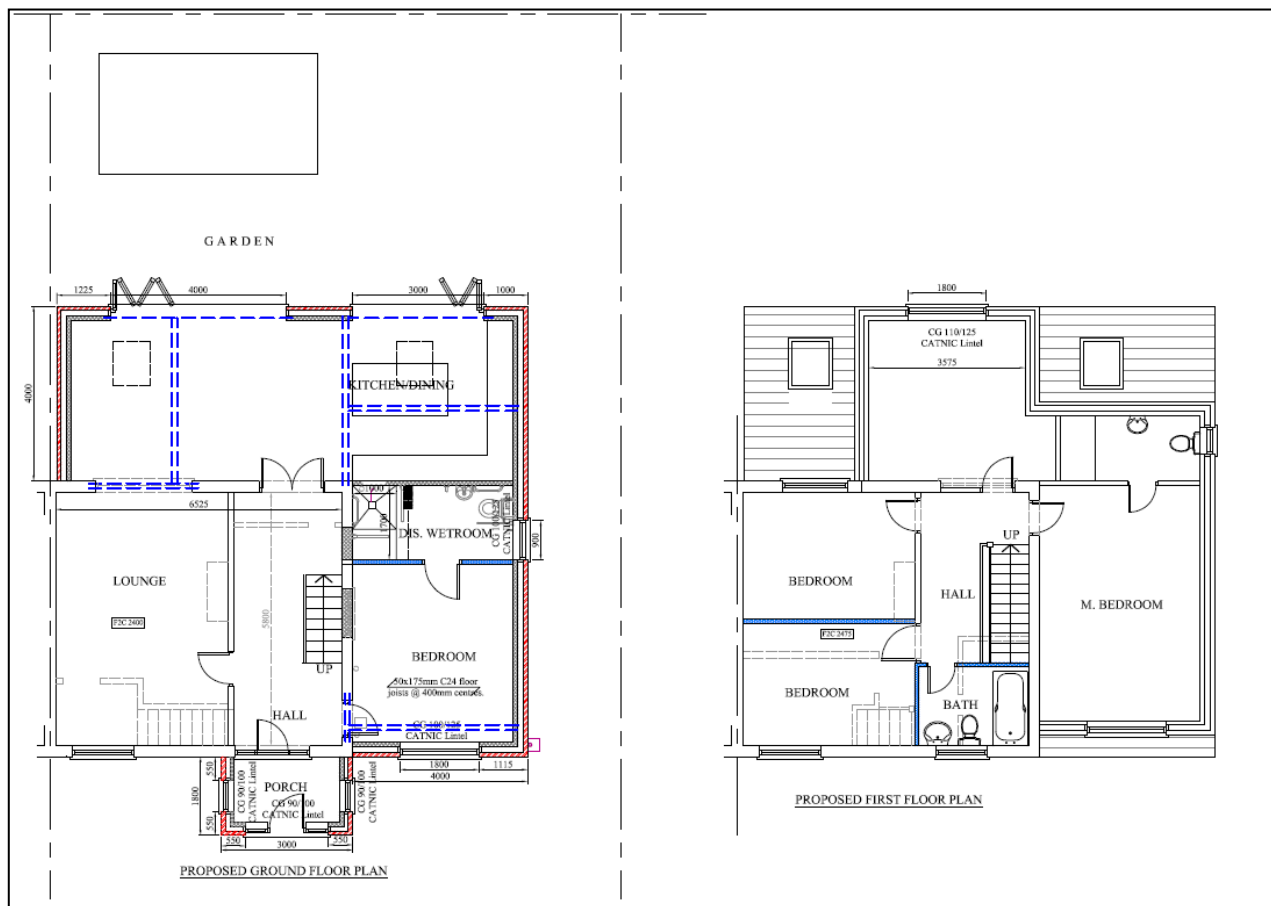


Figure 9. Original plans of the proposed extensions, as submitted by the applicant's agent.

Lastly, given the maximum roof height of 3.517m, north-easterly orientation, single-storey nature and siting away from the shared boundaries, the front porch should not cause an undue loss of sunlight or daylight, nor compromise the privacy of neighbouring residents.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenities as they accord with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste management – The current waste management strategy would be unaffected by this proposal as adequate space and access to the rear would be retained, therefore the bins could be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

Parking – The current parking arrangements would be unaffected by this proposal.

Conclusion – Given the above issues, it is considered that the proposal is acceptable in terms of principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 and revised drawings labelled:

- 'Proposed elevation plan', numbered 'NA-P03', stamped as received by the City Council as Local Planning Authority on the 10th February 2023.

- 'Proposed floor plan', numbered 'NA-P02', stamped as received by the City Council as Local Planning Authority on the 3rd February 2023.

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

2 Plattbrook Close, Manchester, M14 7AZ
76 Hart Road, Manchester, M14 7BB
72 Hart Road, Manchester, M14 7BB
125 Hart Road, Manchester, M14 7BA

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