

Planning

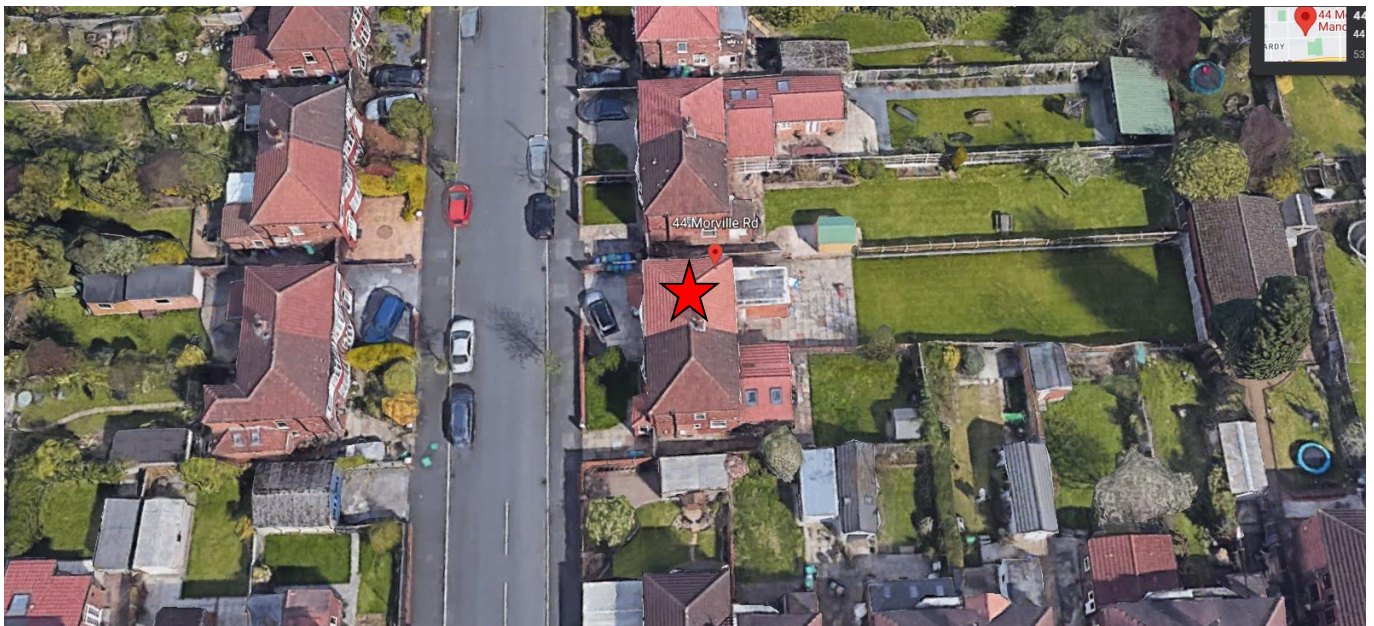
Growth & Development

Delegated officer report for planning application

Application no. 135287/FH/2022
Date registered valid: 24 November 2022
Proposal: Erection of single storey rear extension to provide additional living accommodation
Address: 44 Morville Road, Manchester, M21 0TR
Ward(s): Chorlton Park Ward

Applicant: Mr. Iftikhar Amin
Agent (if any): Mr. Niamat Ali, NA Design
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 16th January 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	9 th January 2023
Standard consultations:	Printed: 6 December 2022 Expired: 27 December 2022
Neighbour notifications	Printed: 6 December 2022 Expired: 27 December 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 site comprises a two storey brick built semi-detached property in the Chorlton Park area of Manchester. The property has fronted bay windows and porch to the front with dual pitch roof. The property benefits from a front and rear garden and hardstanding driveway with access along the side. A single storey outrigger is to the rear. The property is bounded by a low brick wall to the front with timber fencing to the side and rear.



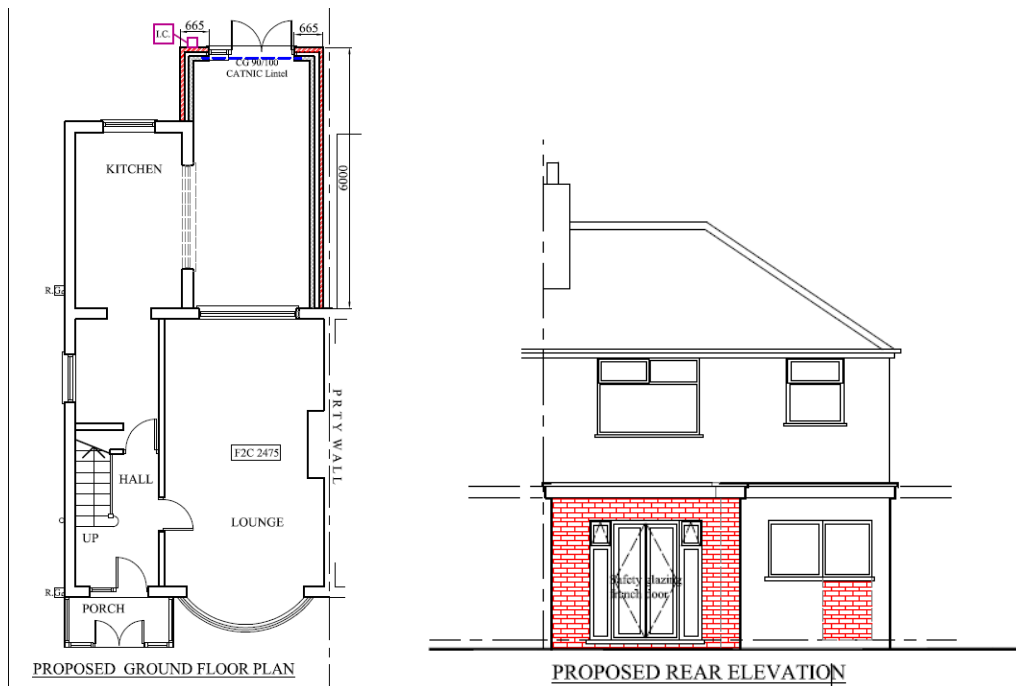
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is residential, mainly traditional two-storey semi-detached properties some of which have been moderately extended.

Description of development

The applicant is proposing to erect a single storey rear extension to provide additional living accommodation



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Flood Risk Management - No objection

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 EN19 Waste
- 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 the site as follow:

134574/PDE/2022 - Application Turned Away (Legislative) - 09.09.2022 - Prior notification of proposed larger home extension projecting 6m to the rear with a maximum height of 4m and a height at eaves of 3m

123670/FH/2019 - Application Approved - 17.07.2019 - Erection of part single, part two-storey rear extension and two-storey side extension, and front porch to form additional living accommodation

120208/FH/2018 - Application Refused - 09.08.2018 - Erection of a two storey side extension and a part single part two storey rear extension to form additional living accommodation.

F13102 - Permitted Development - 24.04.1980 - Erection of kitchen extension rear of dwellinghouse after demolition of existing kitchen and garage.

Residential Amenity

The applicant is proposing the erection of a single storey rear extension to provide additional living accommodation. The property features an existing single storey rear outrigger. The applicant proposes to site the extension along the shared boundary with the adjoining semi-detached property no. 42 Morville Road infilling an existing gap to the shared boundary connecting to the existing rear outrigger and would have a flat roof. Double doors are proposed on the rear elevations with elongated windows attached either side of the doors. No windows are proposed on the side elevation.

The addition of a rear extension to this property would be in excess of the rearward projection outlined in policy DC1.3a., however, there have been no objections and given that the adjoining semi-detached property has an existing projection on the rear, it is not anticipated that the addition of a single storey rear extension sited along the shared boundary would provide undue harm.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The proposed extension would be sited partway along the rear wall of the property and along the shared boundary with the adjoining semi detached property. The size and footprint of the proposed extension although projects longer than what policy allows, however, 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 extension is satisfactory and is therefore 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 and is not considered to be dissimilar to other extensions found in the area. In terms of the proposed materials it is intended to use matching bricks as specified in the application form and on the proposed drawings. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Car Parking

Car parking is unaffected by the proposal

Disabled Access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal.

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 policies within 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 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:

Received on 26th October 2022 numbered NA-P022 Proposed Plans and Elevations

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 hereby permitted development shall match those as specified in the application form in size, type, 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.

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed extension is within Flood Zone 2, floor levels should be set no lower than existing floor levels of the adjoining dwelling.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

MCC Flood Risk Management

186 Brantingham Road, Manchester, M21 0TS
178A Brantingham Road, Manchester, M21 0TS
42 Morville Road, Manchester, M21 0TR
46 Morville Road, Manchester, M21 0TR
29 Morville Road, Manchester, M21 0TR
190 Brantingham Road, Manchester, M21 0TS
188 Brantingham Road, Manchester, M21 0TS
184 Brantingham Road, Manchester, M21 0TS
182 Brantingham Road, Manchester, M21 0TS
180 Brantingham Road, Manchester, M21 0TS
178 Brantingham Road, Manchester, M21 0TS
31 Morville Road, Manchester, M21 0TR
27 Morville Road, Manchester, M21 0TR

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA