



EXTENSIONS AND ALTERARTIONS

408 MAULDETH ROAD WEST MANCHESTER, M21 7RA

ABSTRACT

The document is to offer support to the submission of a planning application to retain certain works that differ from the previously approved scheme at 408 Mauldeth Road West. The document discusses the changes that were considered to represent material variations under recent application 133834/FH/2022.

Mark Niland

Yimby Ltd

Contents

- 1.0 Introduction**
- 2.0 Planning History**
- 3.0 Planning Policy**
- 4.0 Site Characteristics**
- 5.0 Assessment**
 - 5.1 Change from pitched to flat roof for the single storey rear**
 - 5.2 The reduction in the setback at first floor to the side**
- 6.0 Conclusion**
- 7.0 References**

1.0 Introduction

Yimby Limited have been requested to provide planning support to Mr Sheraz Altaf. This document is part planning statement part design justification for householder development at 408 Mauldeth Road West, Manchester, M21 7RA. The report has been commissioned to accompany the full suite of plans that make up the submission and is a supporting document.

2.0 Planning History

The site benefits from extant planning permission for extension and alterations to the dwelling. The following history is considered relevant.

- NON MATERIAL AMENDMENT TO PLANNING PERMISSION 133834/FH/2022 TO ALLOW FLAT ROOF TO SINGLE STOREY REAR EXTENSION, REDUCED FIRST FLOOR AND CHAMFERED CORNER AND REDUCED SETBACK AT FIRST FLOOR 408 Mauldeth Road West Manchester M21 7RA REF. NO: 135423/NMC/2022 | VALIDATED: WED 09 NOV 2022 | STATUS: DECIDED
- ERECTION OF A PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION 408 Mauldeth Road West Manchester M21 7RA REF. NO: 133834/FH/2022 | VALIDATED: MON 23 MAY 2022 | STATUS: DECIDED
- ERECTION OF A PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION 408 Mauldeth Road West Manchester M21 7R REF. NO: 132922/FH/2022 | VALIDATED: FRI 11 FEB 2022 | STATUS: Withdrawn

3.0 Planning Policy

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 Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy although some policies are saved:

Development Plan saved policies

- *Policy DC1 - Residential Extensions*

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*

The National Planning Policy Framework (NPPF, 2021):

- *Chapter 12 – Achieving well designed places*

4.0 Site Characteristics

The application site is located within a well-established residential area in South Manchester and fronts Mauldeth Road close to the junction with Withington Road. Whalley Range Cricket and Tennis Club are located to the north and recreation field used by numerous sports clubs is located to the south. Chorlton Brook also close by.

The dwelling is a right sided semi-detached bay and gable property likely of 1930s housing stock. There is a rhythm of this type of semi-detached properties lined along the northern side of Mauldeth Road West. Most properties have double vertical bays, one serving ground floor lounge and the other the original master bedroom, central shared chimney stacks and hipped roof structures.

There is an ongoing morphology to extend these properties; single storey side extensions and side garages are very common as are two storey side and rear extensions. Numbers 428 and 424 are two of many examples. The dwelling next door has erected a single storey side extension that is flush with the principal elevation.

The applicant's property itself benefits from extant permission for two storey side and rear extensions and single storey rear extension.

5.0 Assessment

A recent applicant for a non-material amendment to 133834/FH/2022 to allow a flat roof single storey rear extension, reduced first floor and chamfered corner and reduced set back at first floor has been refused based upon their material impacts.

The officer in the report expressed concerns in relation to the following changes and stated that due to their material nature this NMA would be refused. The works considered material were:

- **Change from pitched to flat roof for the single storey rear**
(This would increase the eaves height adjacent to the boundary from 2.1m to 2.6m, which is considered to be material due to the potential impacts upon the adjacent properties).
- **The reduction in the setback at first floor to the side**
(This is considered material given the impact a smaller setback would have on the street scene, where it risks a terracing effect)

This design statement seeks to address those two changes. The officer when assessing the NMA stated that the chamfered corner and reduced first floor were acceptable as non-material changes. Those changes that were considered material, were not necessarily considered to be unacceptable

but rather works (due to their materiality) that should be applied for under a formal application process, which is the purpose of this application.

The next section looks at those two elements of the scheme and puts forward a case as to why they are appropriate and would accord with the planning policies set out above.

5.1 Change from pitched to flat roof for the single storey rear

The applicant has a fall back position to create the following roof structure (below left, ref:1) to the rear which was approved under planning application 133834/FH/2022/FH/2022:



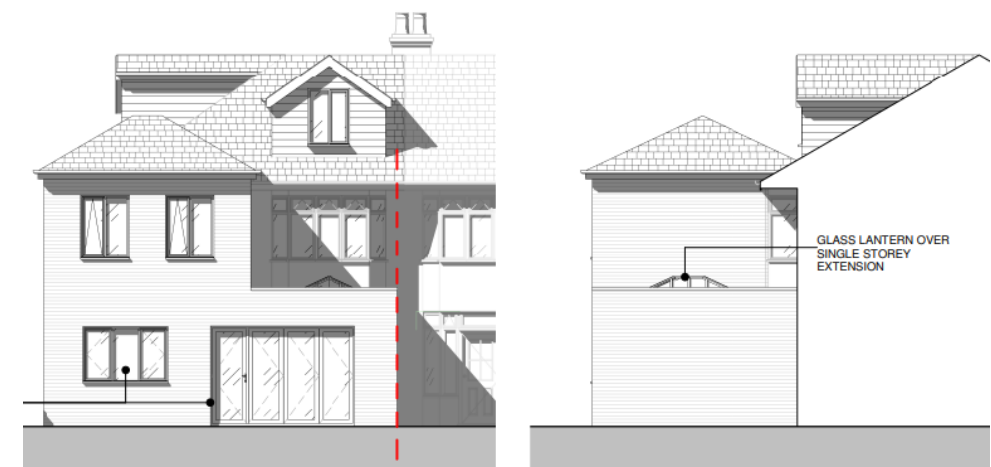
The rear of the property is shown in the photo below (left) and the neighbours rear extension can be seen. The corner of the rear extension is chamfered to relieve some outlook. The solar path is in favour of the development as the neighbour's property is located due west and any overshadowing (which would be limited would only occur within the early hours of the day).



Furthermore the additional impact upon the outlook from those openings when comparing the pitched roof to the flat roof is limited. This increase in height is not sufficient to tilt this proposal towards a refusal. Especially as the LPA have consistently allowed such rear extensions in the immediate area.

The LPA have approved similar such rear extensions Planning application 121178/NMC/2018 (ref:4) AT 424 Mauldeth Road West a similar rear extension was approved. This extension has probably a greater impact upon the neighbours rear openings given that in this example the neighbouring property does not have a rear extension.

This application was approved under the existing policy framework:



Planning permission (134074/FH/2022, ref:3) which has been recently approved at number 380 Mauldeth Road also allowed for a flat roof single storey extension with roof lantern, again this application was considered and approved under the same local policy that will be applied to this proposal:



Both of these properties are right sided semis, displaying similar characteristics as this application. It is considered then for the reasons that:

- The extension is located east
- The neighbouring property has a rear extension
- The single storey extension is chamfered reducing the outlook impact
- It is consistent with other rear extensions approved along this row
- The increase in impact on the neighbours outlook by changing to a flat roof is limited.

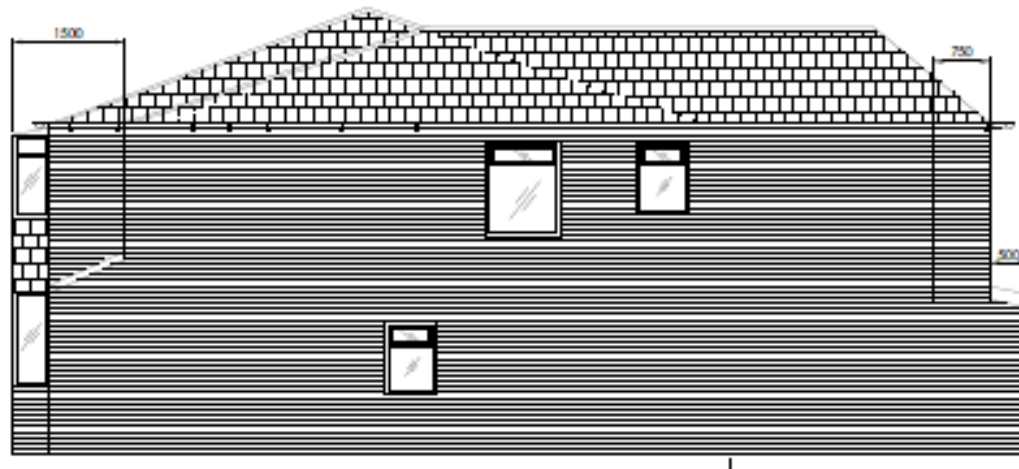
That the flat roof single storey rear extension that forms part of the changes to this proposal is considered acceptable in terms of its overshadowing and overbearing impacts upon the neighbouring property. An approval of such a rear extension would be consistent with the approach that the LPA have taken with other single storey rear extensions in this area. The proposal therefore conforms with policy DC1 (especially DC1.1b which seeks to protect neighbouring amenity) of the UDP as well as the policies set out within the Core Strategy.

5.2 The reduction in the setback at first floor to the side

The officers report for 133834/NMC/2022 (recently refused NMA) states that:

“...the reduction in the setback at first floor to the side is considered material given the impact a smaller setback would have on the street scene, where it risks a terracing effect”

The applicant has a fall-back position (below ref:1) for the following set back from the principal elevation:



The principal elevation of the two storey extension is set back 1.5m from the front of the bay window (which in turn extends beyond the brick frontage of the dwelling).



This proposal still retains a set back at first floor though is flush at ground floor (this is a scenario already approved). However, the application seeks to 'lessen; the distance the first floor is set back from the principal elevation.



The proposed plans and picture taken (both above) shows that the original dwelling is still legible and the set back at first is evident, the purpose of the set back its to retain legibility of the host property and give hierarchy to the principal elevation, this is also true at the rear. This has been achieved despite the setback being marginally brought forward. Therefore whilst officers consider it to be a material change, it is not a change that is unacceptable in planning terms.

Changes are also made to the roof structure which sees the ridge height lowered (or set down) compared to the original dwelling.

It is contented by the applicant that this set back at first floor is still sufficient and along with the set down in ridge height and would accord with relevant policy. Given the fall-back position that is afforded to the applicant this proposed increase is not considered to be of an amount/design to warrant refusal upon grounds of terracing.

Policy DC1.4b States:

“(the council will not normally approve...the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole”

The neighbouring property (below left) has a single storey side extension that is flush with the principal elevation. Number 388 also has a single storey side extension flush with the principal elevation. This is a similar approach to the ground floor element of the side extension at the application site (below right)



The set back at first floor can be clearly seen and this along with the set down in ridge height and hipped structure are elements that are considered to mitigate any potential terracing effect, the retention of quoins and the existing first floor render allow the original principal elevation to retain the dominant aesthetic (it visually sits forward of the side extension) the retention of the Oriel Bay window also helps with retaining this legibility , the side extension which clearly is located back and is read as an addition. Furthermore there are a series of properties along the row with ground floor side extensions positioned flush with the principal elevation (these are likely to be permitted development).

It is considered given the extant permission to allow the side extension to be flush at ground and set back at first and the characteristics of other properties along the street that the increase in form to the front of the two-storey extension is acceptable and would accord with policy DC1.4b. The proposal therefore conforms with policy DC1 of the UDP as well as the policies set out within the Core Strategy

6.0 Conclusion

This proposal is to retain works that are not in accordance with the permissions already approved namely to:

- Retain a flat above the roof rear extension
- Retain a lesser set back from the principal elevation at first floor.

The changes were considered to be material and so a formal application has been submit for consideration in order to regularise the works. For the reasons outlined within this report it is kindly put to the LPA that the changes would not give rise to character or amenity impacts that would warrant refusal and are still within the spirit of the original permission granted. The reduction is height and general reconfiguration of the roof and rear of the two storey side extension represent a betterment (lesser impact) to what has already been approved and some balance should be applied when assessing the depth of the fall back, which still is read as such allowing the original principal elevation to remain the dominant feature to the front.

The applicant has also begun the process of including a porch, which is built to permitted development dimensions and so does not form part of the proposal title. However the porch does (please see photos in this document) also benefit the principal elevation in that it further dilutes the appearance of the two storey side extension to an auxiliary component of the dwelling..

The proposals given what has already been approved on this site are therefore considered not to give rise to a sufficient level of harm to warrant refusal.

7.0 References

1. Planning Application Ref. No 133834/FH/2022/FH/2022. Drawings taken from Manchester Public Access. Not altered but used as reference. Accessed <https://pa.manchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>.

Copy right belongs to author

2. Application Ref No: 121178/NMC/2018. Drawings taken from Manchester Public Access. Not altered but used as reference. Accessed <https://pa.manchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Copy right belongs to author

3. Application Ref No: 134074/FH/2022. Drawings taken from Manchester Public Access. Not altered but used as reference. Accessed [134074/FH/2022 | Erection of a part single, part two storey rear extension, hip to gable roof conversion with rooflights to front roof, installation of rear dormer and erection of front porch to provide additional living accommodation | 380 Mauldeth Road West Manchester M21 7RB](#)Copy right belongs to author.

4 Application Ref No: 121178/NMC/2018. . Drawings taken from Manchester Public Access. Not altered but used as reference. Accessed <https://pa.manchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Copy right belongs to author

The drawings displayed in this report that are taken from Manchester's public access do not form part of the submission. They are used (unaltered) as reference points to articulation what permissions have already been approved within the local area. They are freely accessible and are not intended to be considered for the purposes of this approval but used in an educational manner in an attempt to articulate the clients position.

Proviso: This report should not be relied upon as a basis for entering into transactions without seeking specific, qualified, professional advice. Whilst facts have been rigorously checked, Yimby Limited can take no responsibility for any damage or loss suffered as a result of any inadvertent inaccuracy within this report. Information contained herein should not, in whole or part, be published, reproduced or referred to without prior approval. Any such reproduction should be credited to Yimby Limited.