

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135703/FH/2022
Date registered valid: 9 December 2022
Proposal: Erection of single storey and two storey side extensions along with elevational alterations to the side and front elevations
Address: 381 Wilbraham Road, Manchester, M16 8NG
Ward(s): Whalley Range Ward

Applicant: Mr Tahmina Naz & Mrs Saeed Abdullah Chaudhry
Agent (if any): Mr Amjad Tahir, AFR Studio Ltd
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 8th February 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	30 January 2023
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 4 January 2023 Expired: 25 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

The site refers to a large two storey detached dwelling house at the junction of Wilbraham Road and Withington Road in the Whalley Range ward area of Manchester. The property is surrounded by predominantly residential properties comprising large detached and semi detached properties. The site is located south of Wilbraham road and is positioned opposite the Gia Bhavan Hindu Temple. The property incorporates a driveway to the front with large garden to the rear and amenity space to the sides of the property. The property features part single and part two storey rear extensions and detached garage along the shared boundary with no. 379 Wilbraham Road.



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 to erect a single storey and two storey side extensions along with elevational alterations to the side and front elevations.

Consultations & Notification Responses

Local residents: No comments have been received as a result of this proposal.

Members: - Councillor Razaq supports the application given the family's needs.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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

Planning reference number: 033926- for erection of a detached two storey dwelling to the rear of 381 Wilbraham Road. This application was approved on 25.05.1989.

Residential Amenity

The submitted application is for the erection of a single storey and two storey side extensions along with elevational alterations to the side and front elevations. During the assessment of the proposal, the applicants provided supporting documentation so that the proposal would take into consideration the creation of additional space for the use of a disabled person.

Front elevational alterations

The applicant proposes to make some elevational alterations to the front of the property which comprise, elongated windows to the front from ground to first floor with gable roof and elongated

window to the front with gable roof to replace the front entrance. Although the alterations contribute to a significant change in the visual appearance of the property on the front elevation, it is not dissimilar to other properties in the area which have undergone changes in the past and is considered would offer a symmetrical view to the front of the property.

West side

The applicant is proposing to erect an extension to the side measuring 3.9m to both the ground and first floor which would infill a void space to the front/side. An elongated window would be on the front elevation with a gable roof; no windows would be on the side elevation.

A further addition would be a single storey extension to the side forming the main entrance to the property. Double doors are proposed facing the front; no windows are proposed on the side. The roof would have a dual pitch with the inclusion of two roof lights.

A two storey extension would adjoin an existing two storey projection to the side to a total width of 4.3m extending rearwards measuring 8.2m approximately and would end in line with the existing rear wall of the property. An elongated window would be proposed on the side and two windows on the rear elevation. The roof would be in line with the existing ridge height of the roof and would be hipped to correspond with the existing roof design of the property. A small gable roof is proposed above the side window.

East side

Proposed is a single storey side extension which would be set back from the front wall of the property by approximately 2.5m to a width of 1.7m and 2.5m respectively extending rearwards by 4.5m. The roof would be dual pitch with the inclusion of two roof lights.

The properties within this area along this stretch of road are typically large detached residential dwelling houses. The extension would be visible from the public highway and therefore would feature within the street scene from both Wilbraham Road and Withington Road, however, the character of the area has been retained although houses in the immediate vicinity are themselves altered and extended. Extensions to the front, side and rear are particularly popular, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Given the location of the proposed extensions and distances to properties, it is considered that there would be no overshadowing or loss of light. In terms of the arrangement of the proposed windows although the proposals approach is of a more modern design, in terms of overlooking or loss of privacy there would be no more additional harm provided than that of the existing windows on the property.

On balance, the extension is 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.

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 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 match the existing 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 6th February 2023 numbered A-004 Proposed Floor Plans

Received 6th February 2023 numbered A-005 Proposed Elevations

Received 6th February 2023 numbered A-006 Existing and Proposed Roof Plan

Received 6th February 2023 numbered A-007 Proposed Site Setting out Drawing

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 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

379 Wilbraham Road, Manchester, M16 8NG
Gita Bhavan Hindu Temple, 231 Withington Road, Manchester, M16 8LU
383 Wilbraham Road, Manchester, M21 0UT
265 Withington Road, Manchester, M21 0ZA
292 Wilbraham Road, Manchester, M21 0UU
244 Withington Road, Manchester, M21 0YB

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