

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135205/FO/2022

Date registered valid: 4 November 2022

Proposal: Erection of a 2 storey rear extension and hip to gable roof extension, together with front porch to no. 142 Manchester Road; erection of a single storey rear extension to no. 142a Manchester Road.

Address: 142 And 142A Manchester Road, Chorlton, Manchester, M16 0DZ

Ward(s): Chorlton Ward

Applicant: Messrs S Khokhar, H Iqbal & B Iqbal 142 Manchester Road, Chorlton, Manchester, M16 0DZ

Agent (if any): Mr Rahat Anwar RA Design & Project Management Ltd Suite 4 The White House, 42-44 Chorley New Road, Bolton, BL1 4AP

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 December 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 November 2022

Expired: 2 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

142 Manchester Road is a two storey detached house which formerly had a hipped roof. 142a Manchester Road has a single storey side extension that projects beyond the rear of the property and also occupies a single storey lean to on the rear of number 142.

There is a 6 metre deep front garden and a 25.5 metre long rear garden which is canted at an angle. Whilst 142 is 1.7 metres from the southwest boundary of the site and 2.8 metres from the northeast boundary, 142a occupies the width of the side passage on the northeast side



Photograph 1 Application site as viewed from the front of the dwelling on Manchester Road.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

This is a predominantly residential area. There are detached properties to the northeast and southwest, both of which have substantial rear extensions. The rear garden adjoins the rear gardens of properties on Strathmore Avenue. There are further residential facing the site across Manchester Road.

Description of development

The applicant is seeking planning permission to erect a 2 storey rear extension and hip to gable roof extension, together with front porch to no. 142 Manchester Road; erection of a single storey rear extension to no. 142a Manchester Road.

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Planning History – There have been two previous applications at this address, details are provided below:

Application Details	Description
133273/JO/2022 Recv: 21.03.2022 Application Refused - 16.05.2022	Variation of Condition 2 (specified plans) attached to planning permission 131863/FO/2021 to allow for the additions of rear dormers.
131863/FO/2021 Recv: 07.10.2021 Application Approved - 23.12.2021	Erection of a 2 storey rear extension and hip to gable roof extension to no. 142 Manchester Road; erection of a single storey rear extension to no. 142a Manchester Road.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

The Principle – The principle of the extensions to the properties known as 142 and 142a Manchester Road have been established by the previous approved application for a similar development which approved the erection of a 2 storey rear extension and hip to gable roof extension to no. 142 Manchester Road; erection of a single storey rear extension to no. 142a Manchester Road.

The size of the plot has clearly allowed for a more generous extension and therefore any changes or additions will need to be carefully considered.

As most of the built form has already been built as observed during the officers site visit, this application seeks to consider any changes or differences to the previous approved application.

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Residential and Visual Amenity – The main differences between the proposal previously approved (figure 1) and those proposed in this application (figure 2) are the inclusion of a front porch, 142a roof is to remain flat roofed and changes to the window and door placement at the side and rear (highlighted by red boxes on figure 2).

The removal of the pitched roof will reduce any overbearing impact of the proposal and allow more light to 144 Manchester Road, but overall the scale and massing is similar to that approved under the previous application.

At the front see the inclusion of a rendered front porch, whilst the render would not match that of the existing dwelling house as there is no existing render on the property. That said as shown in photograph 2, 148 Manchester Road has rendered the whole property and has a similar designed porch to the one sought in this application (application reference: 129201/FH/2021). Therefore there are no concerns with the appearance or the size of the porch. A condition is recommended for a landscaping scheme and boundary treatment this is to ensure that the properties can contain off road parking a suitable boundary treatment which has been removed during the build.



Figure 1 Approved Proposed Elevations : 131863/FO/2021

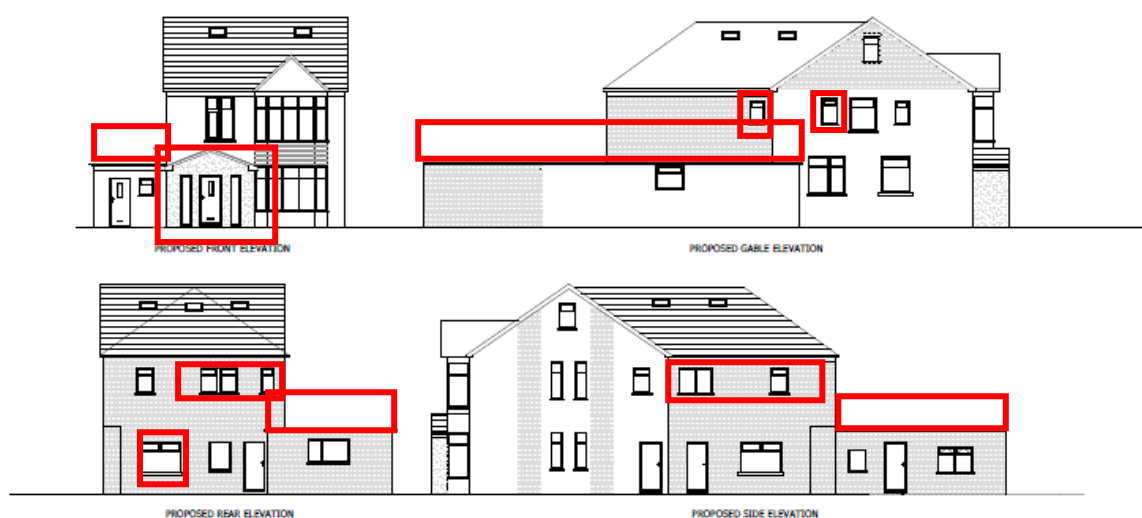


Figure 2 Proposed Elevations under consideration as part of this application.



Photograph 2 Neighbouring properties 144, 146 and 1148 Manchester Road.

In terms of privacy the windows in the rear elevation look down the garden and therefore raise no issues. Those in the side elevation of the two storey extension face the roof of the adjacent rear extension, again they are set in from the boundary. As any views over the adjacent garden would be oblique any loss of privacy would not be considered significant. Also one of the two windows serves a bathroom which would be fitted with obscure glazing. An appropriate condition is proposed.

The window in the side of the single storey extension overlooks the garden and raises no privacy issues.

Therefore, the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Permitted Development – Due to the size of the additions to the property it is now considered that any further additions should be carefully considered these include outbuildings, it is recommended that a condition is attached to restrict the permitted development rights for extensions, roof additions, porches and outbuildings are removed

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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: RAD/2513/21/3/REVE

RAD/2513/21/2/REVC and RAD/2513/21/4/REVA received by the Council as Local Planning Authority, on the 26th October and 4th November 2022.

3) The development hereby approved shall be carried out in accordance with the materials as set out in drawings:

RAD/2513/21/3/REV E received by the Council as Local Planning Authority, on the 4th November 2022 and application form received by the Council as Local Planning Authority, on the 14th October 2022.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The windows in the new gables and the bathroom windows shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Prior to first occupation, a hard and soft landscaping treatment scheme together with boundary treatment shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions (Class A), roof additions (Class B), porches (Class D) or outbuildings (Class E) shall be erected without planning permission being granted by the Local Planning Authority

Reason: - In the interest of residential amenity, and to safeguard the character of the area, pursuant to policies SP1 and DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Strathmore Avenue, Manchester, M16 0BU
142A Manchester Road, Chorlton, Manchester, M16 0DZ
155 Manchester Road, Chorlton, Manchester, M16 0FE
Shassab Residential Care Home, 144 Manchester Road, Chorlton, Manchester, M16 0DZ
159 Manchester Road, Chorlton, Manchester, M16 0FE
157 Manchester Road, Chorlton, Manchester, M16 0FE
140 Manchester Road, Chorlton, Manchester, M16 0DZ
8 Strathmore Avenue, Manchester, M16 0BU

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