

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135499/FH/2022
Date registered valid:	2 December 2022
Proposal:	Erection of single storey side and rear extension following demolition of existing extension and conservatory, installation of dormer windows with rear terrace, erection of replacement garage and boundary fencing.
Address:	7 Lancaster Road, Manchester, M20 2QU
Ward(s):	Didsbury West Ward
Applicant:	Mr and Mrs Arguile
Agent (if any):	Mr Matthew McNulty, McNulty Architects
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	26 January 2023



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 January 2023

Standard consultations:

Printed: 12 December 2022

Expired: 2 January 2023

Neighbour notifications

Printed: 12 December 2022

Expired: 2 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/area

Lancaster House (7 Lancaster Road) is large part single/part two storey detached dwellinghouse located within large maturely landscaped gardens. The property, which dates from the late 1920s is set back from the highway and located at the junction of Lancaster Road and Spath Road.

The area is residential in nature and predominantly consists of large, individually designed dwellinghouses, set in mature landscaped settings.

Listed building: no

Conservation area: no

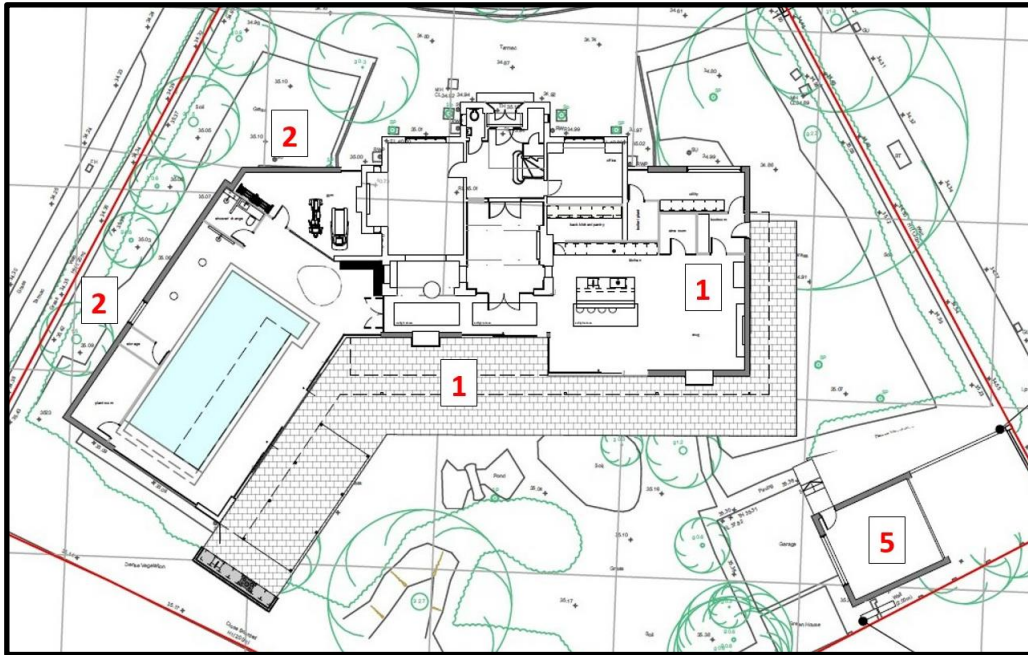
Tree Preservation Order: no

Description of development

The applicant is proposing the following:

1. Erection of single storey side and rear extension (with garden terrace and roof terrace) following demolition of existing extension and conservatory.
2. Extension and elevational alterations to the swimming pool wing
3. Installation of four dormer windows (two front, two rear)
4. Installation of rooflights (two front, two rear)
5. Erection of replacement garage
6. Erection of boundary fencing

The main elements of the proposal are annotated below, using the same numbering as above:



Consultations & Notification Responses

Local Residents – no comments received.

West Didsbury Residents Association – no comments received.

Spath Road Residents Association – no comments received.

Neighbourhood Team Leader (Arboriculture) – no comments received.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, Development Management – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this instance are:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity and landscape.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

Saved UDP Policy DC1, Residential Extensions – Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- the general character of the property;
- the effect upon the amenity of neighbouring occupiers;
- the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- the overall appearance of the proposal in the street-scene;
- the effect of the loss of any on-site carparking.

Issues

Principle of the Proposal – Lancaster House has been extended previously in the 70s/80s to provide an enclosed swimming pool and sunroom, given this there is no objection in principle to the carrying out of further extensions to the property, subject to their design being acceptable and the impact upon residential and visual amenity being fully considered.

Design and Siting – The proposed single storey kitchen extension (X) would have a traditional form but its simple design is more contemporary. The use of contrasting brick and glazed panel ensure that the original dwellinghouse remains distinct. A similar approach has been made with the extended swimming pool (X). The same brick is to be used as with the proposed kitchen extension and this extension would also have a traditional form. It would also be separated from the main dwellinghouse by a glazed panel, though timber cladding would also be introduced.



The rear extension would replace the existing sunroom and it would be accompanied by a canopy that runs along the rear of the property, linking the kitchen extension to the swimming pool. It

would be contemporary in appearance as it would consist of black timber cladding and large areas of glazing. Large areas of glazing would replace the existing windows and brick of the rearward elevation of the swimming pool room. The design of this extension and associated elevational alterations is considered acceptable.

The existing first floor window would be replaced with opening doors and associated glazed balustrading (X), this would be in keeping with the overall character of Lancaster House.

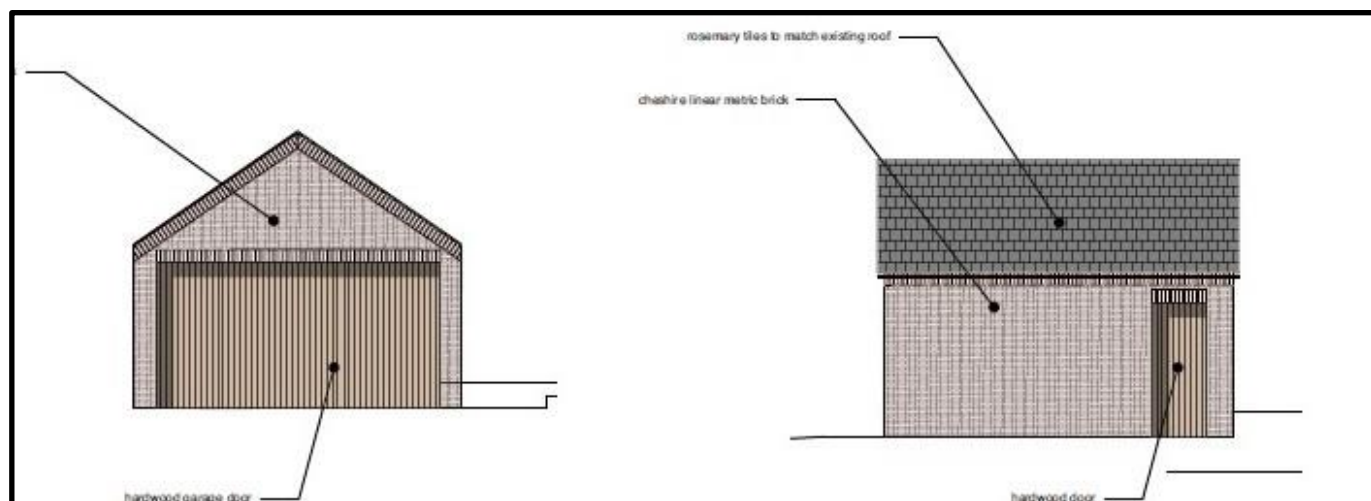


Overall, the proposed extensions are considered acceptable.

The proposed dormer and rooflights are traditional in design and would complement the existing dwellinghouse.

The boundary fencing would consist of acoustic fencing and would be sited behind the existing perimeter landscaping to minimise any impact and retain a soft edge to the Lancaster Road and Spath Road boundaries. This is considered acceptable.

The existing garage was constructed in the 70s, is of a monopitch design and is now reaching the end of its life span. The replacement garage would occupy the same position and be more traditional in design, accordingly it is considered more in keeping with the overall character of Lancaster House.



Overall, the design of the proposed extensions and associated elevational alterations is considered acceptable.

Visual Amenity – Given the design and siting of the various elements of the proposal, it is not considered that the development would have an unduly detrimental impact upon the levels of visual amenity enjoyed along Lancaster Road and Spath Road.

Trees – While the submitted drawings indicate that three trees are to be lost to the side extension and associated terracing observations on site reveal these to be either small or of low quality due to previous husbandry, as such their removal is considered acceptable.



Other Legislative Requirements

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.

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 to resolve any matters arising in relation to dealing with the planning application.

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 stamped as received on 17 November 2022:

- a) Location plan
- b) 2143 - 1001 and 1002C
- c) 2143 - 101A, 102B and 103
- d) 2143 - 201A, 202A, 203, 204C, 205, 206B and 207B

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

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 Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Lancaster Road & Spath Road Residents
West Didsbury Residents Association

7A Lancaster Road, Manchester, M20 2QU
19 Spath Road, Manchester, M20 2QT
42 Spath Road, Manchester, M20 2GT
17 Spath Road, Manchester, M20 2QT
15 Spath Road, Manchester, M20 2QT
Jessiefield, Spath Road, Manchester, M20 2TZ

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA