

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135248/FH/2022

Date registered valid: 7 November 2022

Proposal: Erection of covered rear veranda and associated raised terrace together with the enlargement of the front roof dormer, installation of lightwell to the front and rear sunken terrace with associated elevational alterations

Address: 53 Egerton Road North, Manchester, M21 0SN

Ward(s): Chorlton Ward

Applicant: Mr James & Mrs Sarah Darwent

Agent (if any):

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@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: 14 December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 November 2022

Expired: 12 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

Description of site/building

The property is located on Egerton Road North and Brantingham Road within a predominantly residential area characterised by family dwelling houses, many with original boundary treatments, such as the red-brick boundary walls and privet hedging. The property is a detached dwelling house with gable fronted bay windows.

There are a number of local parks and schools in the vicinity, with a variety of retail services and amenities in Chorlton District Centre.

Description of development

Erection of covered rear veranda and associated raised terrace together with the enlargement of the front roof dormer, installation of lightwell to the front and rear sunken terrace with associated elevational alterations

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Issues

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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.
- 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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 proposal is for the erection of covered rear veranda and associated raised terrace together with the enlargement of the front roof dormer, installation of lightwell to the front and rear sunken terrace with associated elevational alterations, which are considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The property sits on the corner of Egerton Road North and Brantingham Road. The properties all sit proud of the ground, with basements in the majority of the houses. The applicant is proposing the installation of a raised terrace on the rear to create amenity space use for a patio area. The height of the terrace measures 800mm from the ground level incorporating a 1000mm high glass balustrade. A slated timber side screen would be installed to protect the privacy of the occupiers of the neighbouring property. There are steps leading down into the rear garden. The front and rear lightwells are considered to be minor interventions that do not detract from within the street scene nor do they detract from the architecture of the host building and given their position would not give rise to any concerns in relation to the residential amenity for the occupiers of the surrounding properties.

Given the height of the boundary treatment, it is considered that this would offer adequate screening. No comments were received from neighbouring properties, and it is believed that the proposal, should not give rise to overlooking or loss of privacy to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy and therefore complies with saved UDP policies DC1 and SP1 and DM1 of the Manchester Core Strategy.

Scale and Mass

The rear terrace and veranda would not present an unusual feature in the immediate area and due to the existence of other similar proposals to a variety of house types in the immediate area, the size of the terrace is considered acceptable within the surrounding environmental context 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 terrace is satisfactory and is 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 in terms of the proposed materials it is intended to use timber and glazing as specified in the application form. The design is detailed as what is normally expected of such a structure and would not unduly 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.

Dormer

The proposed front dormer replaces the existing with a larger more modern design compared to the existing. However, the windows have strong vertical expression to mimic the host building and the choice of materials are acceptable. There is no more perceived overlooking as the existing arrangement as a result of the dormer. Therefore, this element of the proposal is considered to be acceptable and accords with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Solar Panel

The drawings include the installation of solar panels to the side and rear elevation of the roof. The panels are recessed and fitted to an external surface of the roof slope, when measured perpendicularly and the highest part of the solar panel or equipment will be no higher than the highest part of the roof. The rear and side location on the roof slope facing away from the highway is considered to be an acceptable location as the panels are not readily visible from within the street scene and are therefore, considered to be acceptable in terms of visual impact and accords with the principles set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Refuse Storage

The proposed development does not impact on the refuse storage arrangements for the property; amenity space is still retained at the side and rear.

Parking

The existing car parking arrangements are unaffected by this 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

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with 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:

PL001

PL002,

PL010 and the Design and Access Statement, stamped as received on the 21 October 2022,
PL008 Rev A,

PL009 Rev A

PL011 Rev A, stamped as received on the 7 November 2022 and PL012 Rev B, stamped as received on the 13 January 2022.

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 hereby permitted shall match those as specified on the application form/drawings 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

51 Egerton Road North, Manchester, M21 0SN
282 Brantingham Road, Manchester, M21 0QU
276 Brantingham Road, Manchester, M21 0QU
62 Egerton Road North, Manchester, M21 0SQ
60 Egerton Road North, Manchester, M21 0SQ
280 Brantingham Road, Manchester, M21 0QU
278 Brantingham Road, Manchester, M21 0QU

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