

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 135251/FH/2022  
**Date registered valid:** 21 October 2022  
**Proposal:** Installation of raised decking to rear  
**Address:** 2 Errwood Road, Manchester, M19 2PA  
**Ward(s):** Burnage Ward

**Applicant:** Mrs Laura Parsons, 2 Errwood Road, Manchester, M19 2PA  
**Agent (if any):** Miss Susan Russell, Sue Russell Architecture, 49 Alness Road, Manchester, M16 8HW  
**Case officer:** Holly Wright  
Tel: 0161 219 6381  
Email: [holly.wright@manchester.gov.uk](mailto:holly.wright@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 12 December 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 29 November 2022

**Standard consultations:** No consultations have been printed and sent.

**Neighbour notifications:** Printed: 7 November 2022 Expired: 28 November 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:** Not applicable

**Tree Preservation Order:** Not applicable

The application relates to a 3-storey semi-detached dwellinghouse of redbrick with slate roof tiles. The property features a large front garden/driveway, white uPVC windows (including a 3-storey bay), a decorative canopy porch, an existing outrigger, a large rear garden, and a pitched roof with mock Tudor detailing on the gable end of the bay.

## **Description of area**

Errwood Road is a residential street situated within the Burnage ward of Manchester, close to the Fallowfield Loop, railway line and Stockport Road (A6). The area is characterised by both terraced and semi-detached properties and is relatively close to a high street with shopping facilities, bars, and restaurants.

## **Description of development**

The applicant is seeking permission for the installation of a raised decking area to the rear of the property.

## **Consultations & Notification Responses**

Local residents, as per appendix 1 – no comments or objections received.

## **Policies**

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**Unitary Development Plan (UDP)** – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

**The Manchester Core Strategy** – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11<sup>th</sup> of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

**The National Planning Policy Framework (NPPF, 2021)**

- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

## **Issues**

**Principle** – The principle of installing a raised decking area for the purposes of creating a multi-use amenity space is considered acceptable given that many individuals prefer to alter and adapt their homes rather than move in order to meet the changing residential needs of the occupants. However, consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

**Siting, scale and massing** – The proposed raised decking area would be built at the rear of the property to provide an additional outdoor seating/amenity space. The proposal would act as an infill from the existing outrigger of the property with a rearward projection of 3.27m and a width of 5m. The height from ground level to: the floor level of the decking would be 1.57m, the top of the balustrading would be 2.73m and the top of the privacy screen would be 3.4m. The height of the privacy screen from the floor level of the decking would be 1.8m with the height of the balustrading measuring to 1.1m. Overall, it is considered that the dimensions described above would not result in an ‘excessively large or bulky’ addition to the property and, given the lack of immediately adjacent neighbours and large curtilage of the site, the siting, scale and massing of the proposal is considered acceptable as it accords with policy DC1 of the UDP.

**Appearance and visual amenity** – The raised area would be constructed of composite decking along with a timber privacy screen and glass and timber balustrading. The north-facing side elevation would feature the privacy screen, which would shield the raised platform from the public highway located adjacent to the site as well as the residences located on the opposite side of the highway (approx. 13m away from the area of proposal). The balustrading would be sited along the rear elevation of the platform. The proposal is relatively standard in terms of scale and design for developments of this type and, though bordering a public highway, it would not significantly detract from the street scene or harm the overall character of the house.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be relatively minor.

**Residential amenity** – The floor level of the decking measuring to 1.57m above ground level would provide a considerable vantage point from which overlooking onto the adjacent public highway and opposing properties may prove an issue. However, the applicant's inclusion of a timber privacy screen measuring 1.8m in height along this border would largely mitigate this prospect, offering shielding and, therefore, privacy to neighbouring residents. Moreover, the lack of an immediate neighbour on this border, means that issues of overshadowing and loss of sunlight/daylight should not arise.

With this in mind, the proposed development is deemed acceptable in regard to its minimal effect upon residential amenities as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

**Waste management** – The storage of bins would not be affected by this proposal as adequate space and access to the rear is retained, therefore the bins would be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

**Parking** – The current parking arrangements are unaffected by this proposal.

**Conclusion** – Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste management and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

## **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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

## **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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawing numbered '2210.PL1', stamped as received by the City Council as Local Planning Authority on the 21st October 2022.

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 privacy screen as detailed within the submitted drawings numbered '2210.PL1' shall be installed prior to the first use of the development and shall be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

4) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and plans, including composite decking as specified by the agent on the 10th November 2022.

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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

8 Preston Road, Manchester, M19 2FR  
3 Victoria Avenue, Levenshulme, Manchester, M19 2PB  
14 Preston Road, Manchester, M19 2FR  
73 Forest Range, Manchester, M19 2ES  
1 Victoria Avenue, Levenshulme, Manchester, M19 2PB  
18 Preston Road, Manchester, M19 2FR  
6 Preston Road, Manchester, M19 2FR  
12 Preston Road, Manchester, M19 2FR  
Flat 3, 4 Errwood Road, Manchester, M19 2PA  
Flat 2, 4 Errwood Road, Manchester, M19 2PA  
Flat 1, 4 Errwood Road, Manchester, M19 2PA  
4 Preston Road, Manchester, M19 2FR  
20 Preston Road, Manchester, M19 2FR  
16 Preston Road, Manchester, M19 2FR  
10 Preston Road, Manchester, M19 2FR

## **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  
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA