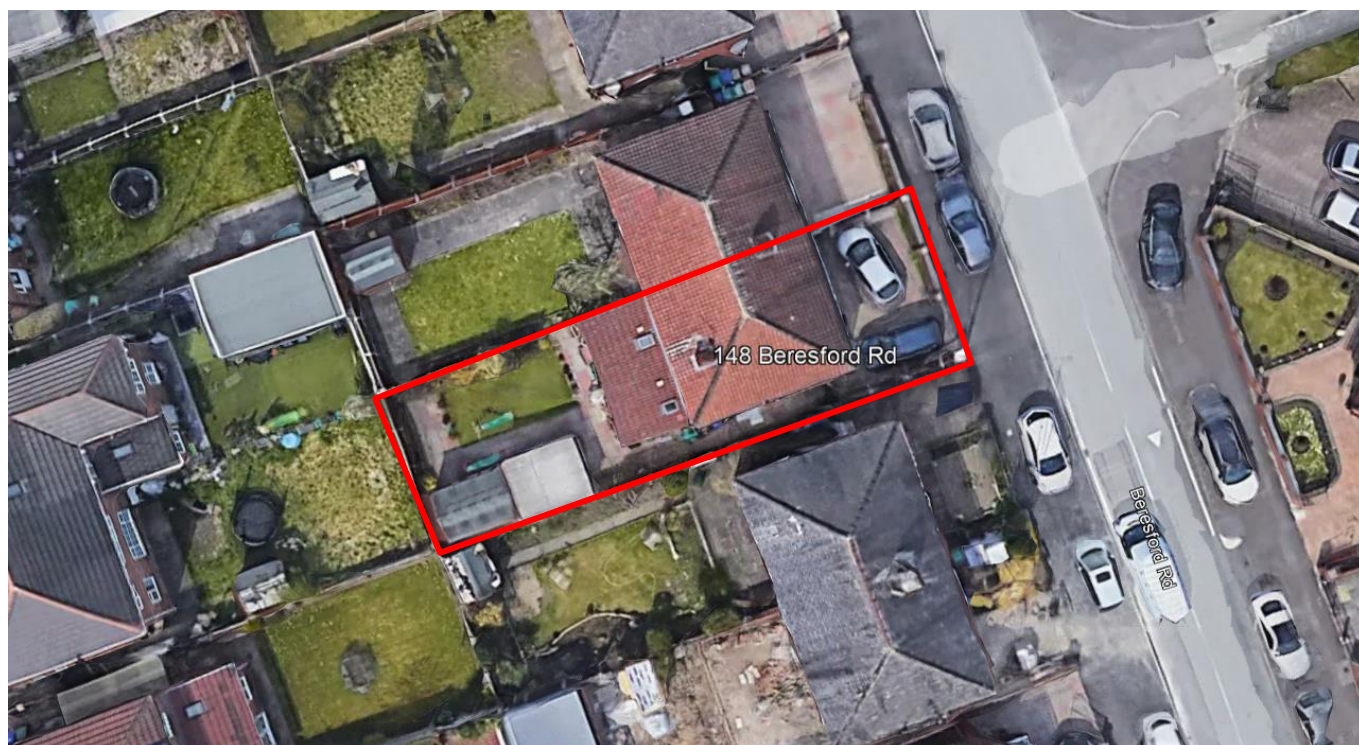


Planning

Growth & Development

Delegated officer report for planning application

Application no. 135078/FH/2022
Date registered valid: 13 October 2022
Proposal: Erection of a first floor rear extension
Address: 148 Beresford Road, Manchester, M13 0TF
Ward(s): Rusholme Ward
Applicant: Mr Ejaz Ahmed, 148 Beresford Road, Manchester, M13 0TF
Agent (if any): Mr Waqas Butt, WB Design Studio Ltd, 24 Boteley Close, Chingford, London, E4 6JU
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 16 December 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 2022

Standard consultations: Printed: 20 October 2022 Expired: 10 November 2022

Neighbour notifications: Printed: 20 October 2022 Expired: 10 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 two storey semi-detached C3 dwellinghouse with a red pantile hipped roof. The property features a porch to the front, along with a tiled canopy over the ground floor bay and a historic single storey rear extension. A part-completed part single part two storey rear and single storey side extension

Description of area

Beresford Road is residential in nature and located within Rusholme, close to Longsight.

Description of development

The applicant gained permission to build a single storey side extension and first floor rear extension in 2012 under reference 129805/FH/2021. The build has been mostly erected and the applicant now wishes to increase the projection of the first floor rear slightly to come flush with the existing ground floor, whilst changing the roof of the side to mono-pitched.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

High Speed Two (HS2) Limited – *Thank you for consulting HS2 Ltd on the above planning application, however we have no specific comment to make on the proposal.*

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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, revised in 2021), particularly:

- Chapter 12 – Achieving well designed places

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



Issues

Principle – The principle of building a first floor rear extension and changing the roof over an existing single storey side extension, to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey side extension extends the whole depth of the extended house, flush with the front and rear. The approved roof comprised of a shallow pitch hidden behind a parapet wall. However, it has been built with a standard mono-pitched roof, with an eaves height of 2.8m and a maximum height of 3.85m, which is in line with the dimensions allowed for single storey side extensions and is therefore considered acceptable. The first floor rear was approved with a projection of 3m and a width of 3m, a gap to the party wall, shared with No.146, of 3.5m and a ridge set 1.3m lower than the main ridge. The applicant

now wishes to extend this to a rearward projection of 3.54m (+0.54m) to bring it flush with the existing ground floor extension. This still accords with policy DC1 (3.65m) and is appropriately scaled for this dwellinghouse. The works are considered subservient to the host building and sited appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension are being constructed of materials to match the existing house, including red brickwork, red roof tiles and uPVC windows, which have been conditioned to match, along with aluminium doors. The side extension has a mono-pitched tiled roof containing 2 large rooflights, with a window in the front elevation and one in the rear. The rear extension features a bedroom window at first floor within both the rear and side elevations (the latter facing No.150 – which has been conditioned to be obscurely glazed) and a large set of sliding doors at ground floor with a large rooflight over, within the existing pitched roof. Only the front of the side extension is readily visible from the public highway and therefore features within the street scene, however as the design and materials are in-keeping with the original property and it is relatively small in scale, it does not form a prominent feature. The appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor wider area, particularly given the precedent within this area for residential extensions.



Residential amenity – The gardens along this row of semis face south-west and are well-sized. The first floor rear extension would feature a low hipped roof and leave a significant gap of 3.5m to the party wall shared with No.146, hence this neighbour should not experience undue overshadowing of their plot or windows or a loss of outlook. The neighbour adjacent to the side extension, No.150, is sited south of the site and therefore should not experience a loss of sunlight. The side elevations are both blank walls aside from a bedroom window at first floor facing No.150, which has been conditioned to be obscurely glazed, therefore a loss of residential privacy is also not deemed an issue. Due to the scale and of the extensions and orientation of the plots, it is not considered that the proposal would cause undue harm to residential amenity and in addition to this, no objections were received from local residents.

Parking and refuse – The side extension occupies the full gap to the shared boundary, therefore refuse bins will need to be stored in bin store at the front, within the proposed bin store shown on the revised drawings, which has been conditioned. The driveway, which contains

space for 1 car to be parked off the street, will remain unaffected in size, in accordance with policy DM1.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposal is deemed acceptable and development may commence in accordance with the following conditions.

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

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 drawings numbered '001 Rev A', stamped as received by the City Council as Local Planning Authority on the 16th December 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 materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form and elevations.

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.

4) Before first occupation the first floor side window to the rear bedroom, facing towards No.150 Beresford Road, 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) The bin store shown on revised drawing '001 Rev A' (received 16/12/22) shall be implemented prior to the first use of the hereby approved extension and made available and thereafter retained for as long as the development is in place.

Reason - In the interests of public health and in the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies DM1 and EN16 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

173A Beresford Road, Manchester, M13 0TE
57 Elsdon Road, Manchester, M13 0TN
55 Elsdon Road, Manchester, M13 0TN
150 Beresford Road, Manchester, M13 0TF
177 Beresford Road, Manchester, M13 0TE
175 Beresford Road, Manchester, M13 0TE
173 Beresford Road, Manchester, M13 0TE
53 Elsdon Road, Manchester, M13 0TN
146 Beresford Road, Manchester, M13 0TF

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: SOUTH AREA