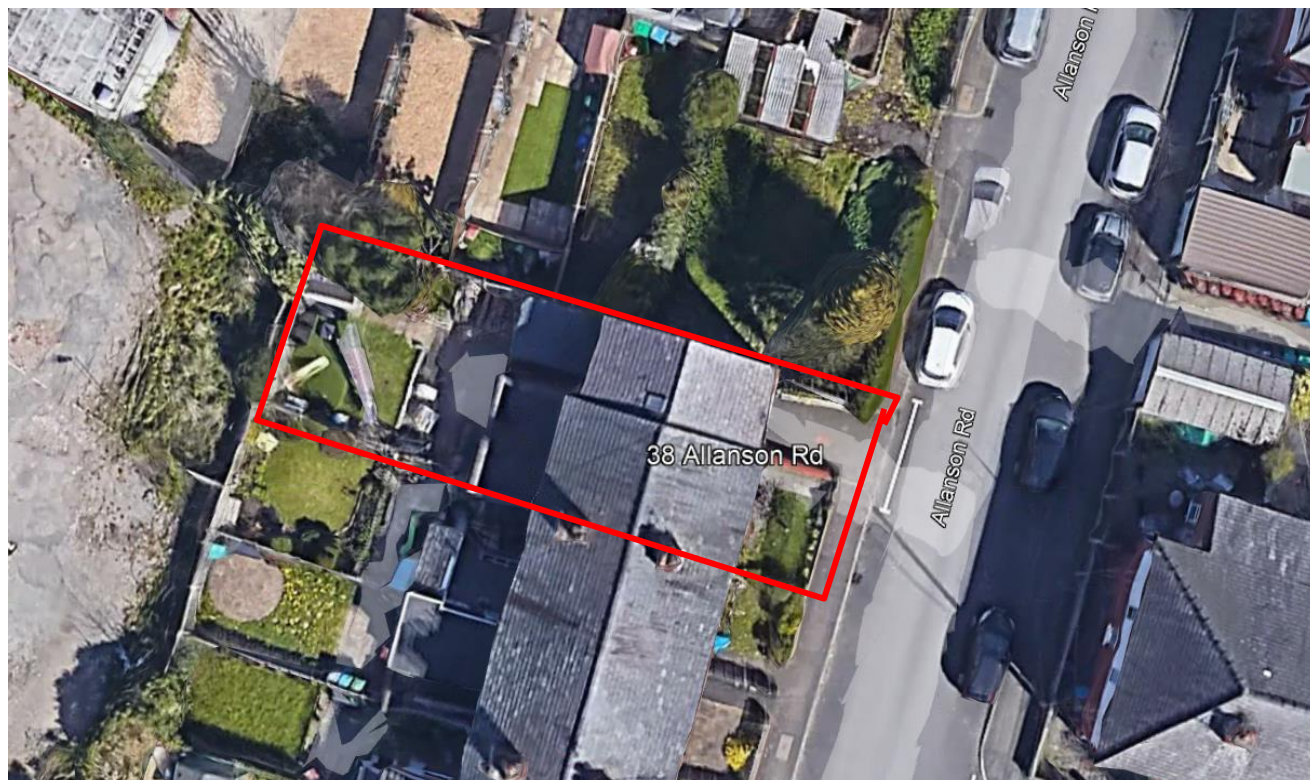


Planning

Growth & Development

Delegated officer report for planning application

Application no.	135001/FH/2022
Date registered valid:	21 September 2022
Proposal:	Erection of a single storey side extension, with associated elevational alterations, to form additional living accommodation.
Address:	38 Allanson Road, Manchester, M22 4WW
Ward(s):	Northenden Ward
Applicant:	Evans, 38 Allanson Road, Manchester, M22 4WW
Agent (if any):	Tristan Evans, Crowstone Ltd, 3 Elm Grove, Allanson Road, Manchester, M20 6PL
Case officer:	Constance Phillips Tel: 0161 234 5792 Email: constance.phillips@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 November 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 November 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 26 September 2022 Expired: 17 October 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 site relates to a two storey end terraced property with a gable end roof. The property has been previously extended under planning reference: 111190/FH/2016/S2 with a two storey side extension, including car port to provide additional living accommodation that was subsequently amended under planning reference: 115186/NMC/2017.

Description of area

The surrounding area is located within a residential area to the east of Northenden Village district centre which provides range of amenities and facilities.

Description of development

The applicant wishes to build a single storey side extension within the existing carport, under the previous first floor/two storey side extension, to provide additional living accommodation.

Consultations & Notification Responses

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

High Speed Two (HS2) Limited – No objection to 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, 2021):

- 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 single storey side extension, with elevational alterations, to provide additional living space is acceptable given the provisions of saved UDP policy DC1. 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 would be sited towards the rear, within the existing undercroft, projecting 2.2-2.55m to the side, with a depth of 8.15m, extending beyond the main rear wall by 3m to come flush with the existing rear extension. It would have a flat roof height of 3.1m and would be sited 0.9m from the side boundary shared with No's 10 and 12 Brett Street, with a setback of 3.16m from the principle elevation. The relatively small

extension would not project beyond the existing rearmost wall, the height of the roof is in proportion to the rest of the outrigger and the dimensions accord with Permitted Development, hence the siting and scale of the proposed addition is deemed acceptable in accordance with policies DC1, SP1 and DM1.

Design and impact upon visual amenity and conservation area – The extension would be constructed from reclaimed red bricks, with a flat GRP roof and aluminium windows and bi-fold doors. The proposal would be in keeping with the original property as viewed from the front and would tie in with the existing extension at the rear. Due to the significant setback, location within the undercroft and the established planting along the neighbour's boundary (12 Brett Street) and within the front garden, the development would not feature prominently within the Allanson Road streetscene. The materials and design are in-keeping with the character of the area. Considering the relatively minor scale of the addition, which is proposed to be constructed of high-quality materials, the proposal is not considered to harm the character of the house or wider street scene, particularly given the property is not listed nor located with or adjacent to a conservation area.

Residential amenity – Due to the scale, orientation and siting the proposal is not considered to cause undue disamenity to neighbouring occupiers. The nearest properties, No's 10 and 12 Brett Street, are sited perpendicular to the plot and therefore the addition of an additional single storey under the existing two storey side, is not considered to have any greater impact upon these occupiers than the existing situation. There are no side-facing windows proposed for the extension, thus overlooking of and loss of privacy is not deemed an issue. In addition to this, no objections have been received from local residents, therefore the proposal complies with policies DM1 and SP1 of the Core Strategy in terms of impacts upon residential amenity.

Refuse and parking – The extension is set 3.16m back, therefore there will remain room (approx. 5m) on the driveway for one car parked off the street. A gap of 0.9m is to be retained to the side boundary to allow for the transportation of bins from the rear to the front, in line with policy DM1.

Conclusion – The proposal is deemed to comply with policies DM1, SP1 and EN3 of the Core Strategy, saved policy DC1 of the UDP and the NPPF. The application received no objections and the works are not thought to cause undue harm to the existing levels of residential amenity currently enjoyed by neighbouring occupiers nor harm the visual amenity of the dwelling house or wider street scene. The proposed works are therefore deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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 issues have arisen during the consideration of this application and it has been determined in a timely manner and in accordance with the development management policies.

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 revised drawings numbered 'PL0011', stamped as received by the City Council as Local Planning Authority on the 21st September 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 extension hereby permitted shall match those specified on the submitted application form and drawing.

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.

Informatives

High Speed Two - Phase 2b

The applicant is advised that the entire application site falls within land that may be required to construct and/or operate Phase 2b of a high speed rail line from Crewe to Manchester and the West Midlands to Leeds, known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. As a result the application site may be compulsorily purchased. More information can be found at: www.gov.uk/government/organisations/high-speed-two-limited.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

8 Brett Street, Manchester, M22 4EX
10 Brett Street, Manchester, M22 4EX
6 Brett Street, Manchester, M22 4EX
12 Brett Street, Manchester, M22 4EX
40 Allanson Road, Manchester, M22 4WW
1 Elverston Street, Manchester, M22 4NP
4 Brett Street, Manchester, M22 4EX

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
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