

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135082/FH/2022

Date registered valid: 30 September 2022

Proposal: Erection of first floor rear extension; erection of a two storey side extension and erection of a first floor front extension to form additional living accommodation.

Address: 5 Fordbank Road, Manchester, M20 2TH

Ward(s): Didsbury West Ward

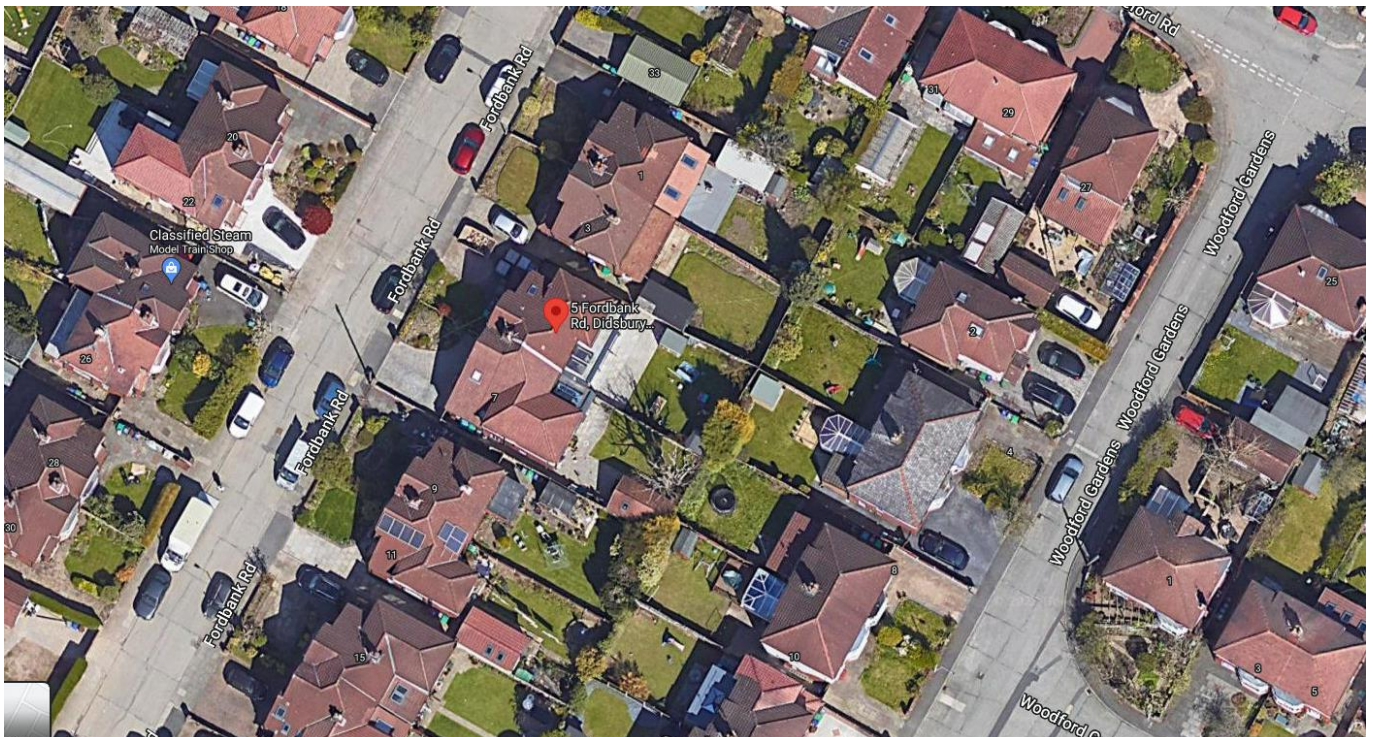
Applicant: Mr & Mrs McNamara, 5 Fordbank Road, Manchester, M20 2TH

Agent (if any): Mr Simon Miles, S R Miles Ltd, 28 Parrs Wood Avenue, Manchester, M20 5ND

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22nd November 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 November 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 12 October 2022 Expired: 2 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

The application site is an early 20th century two-storey semi-detached property of red brick and render construction with tiled roof. It is situated on Ford Road in the Didsbury West ward of Manchester. There is hardstanding to the front for the off road car parking of two vehicles with a garden to front and rear. The property benefits from an existing part single part two storey rear extension and front porch which is in line with the brick bay windows.

Characteristically for this house type along this road the properties have a catslide roof to the front gable with decorative porthole window on the front elevation.



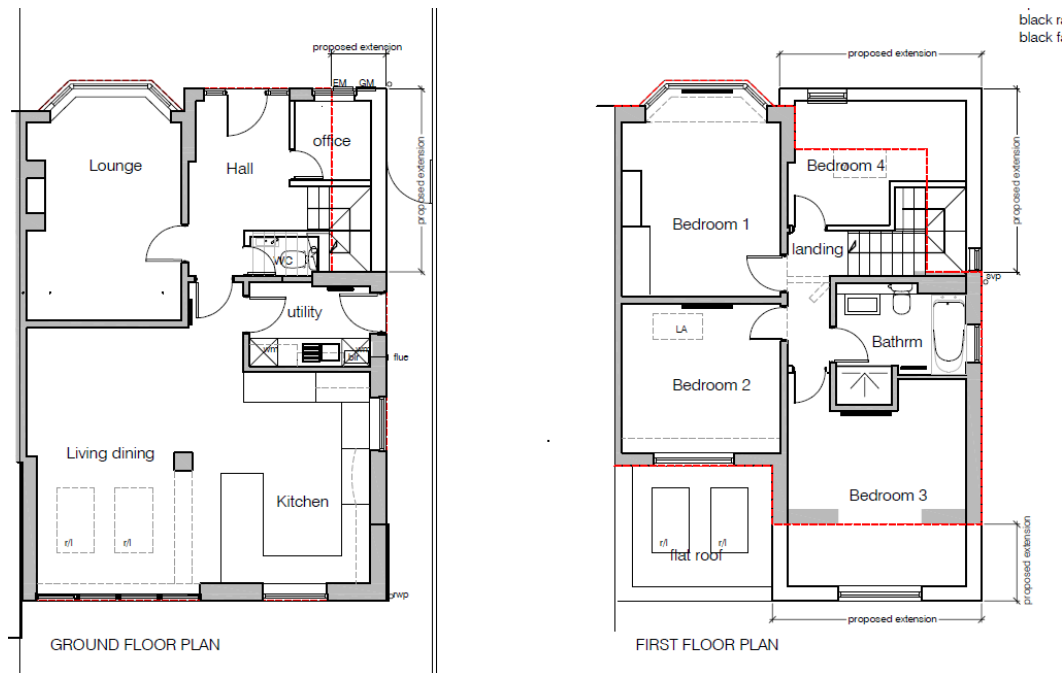
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of first floor rear extension; erection of a two storey side extension and erection of a first floor front extension to form additional living accommodation.



Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

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, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- 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 SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- 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 principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous planning applications relating to this site as follows.

Planning reference 090643/FH/2009/S2 - for the erection of two storey side extension and part single / part two storey rear extension to form additional living accommodation. This application was approved on 10.09.2009

Residential amenity

The applicant is proposing to build a first floor rear extension; erection of a two storey side extension and erection of a first floor front extension to form additional living accommodation. It is considered that the proposed extensions will not give rise to harmful impacts on residential amenity. The site has previously undergone enlargements to the front, side and rear.

First floor front

The applicant proposes to infill the first floor front which is currently set back and forms a small landing and stair access. This element of the proposal would take the property in line with the ground floor porch slightly shorter than the projecting bay windows. The extension is relatively modest in size and is a common solution to addressing the small amount of space in this house type and several examples exist on Fordbank Road and surrounding streets where this house type is also found. The prevalence of this front extension in the street which retains the characteristic porthole window and sloping catslide roof, does not detract too detrimentally from the overall character of this house type within the street scene.

Two storey side

The applicant proposes a side extension which would project towards the shared boundary with no. 5 Fordbank measuring 1.0m and in line with the ground and proposed first floor infilling a small space to the side. This element of the proposal would adjoin an existing side extension forming a flush appearance along the front and side. A gap of 1.0m would be retained to the shared boundary with the neighbouring property. Windows are proposed on the front and side, however, a condition for obscure glaze has been attached to ensure that there is no overlooking or loss of privacy given by the introduction of a window along the side which would be closer to the shared boundary.

First Floor rear

The rear element of the property has an existing part single part two storey rear extension. The applicant proposes to erect a first floor extension which would adjoin the existing projection measuring an additional 1.6m approximately taking the first floor projection in line with the ground floor. The roof would be hipped and set down considerably from the existing ridge height of the property. A window would be on the rear elevation which is considered to be acceptable given that there is an existing rear window overlooking the rear garden.

The character of the property would be retained as the applicant proposes a continuation of the catslide roof with the retention of a porthole window design. Although the proposal would be in line with the front bay windows retaining a gap to the shared boundary of 1.0m, terracing would not be an issue as the design of the roof allows for a clear break between the properties.

The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the property would be retained although it has undergone changes to the property. Houses in the immediate vicinity are themselves altered and extended. Front, side and rear extensions are particularly popular; therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposals have been sited and designed to ensure that they are subservient to the original dwellinghouse, are not excessively large or bulky, it is therefore considered that the proposals accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching bricks, render and tiles as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear, and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Other matters

Although no objection has been raised, concerns were outlined with regards to noise provided by the building of the extension. Although a condition for building works are not relevant in this case there is suggestion on the Environmental Health website that outlines building works construction time. This information has been provided to the resident.

Bin Storage

There is adequate space to the side of the property for the movement of refuse bins from the rear to the front for collection and therefore this would accord with policy EN19 of the Core Strategy

Car Parking

Parking is provided at the front of the property and would not be affected by the proposed extensions.

Disabled access

Not applicable

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is in keeping with the existing property and is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working - 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.

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:

Received on 30th September 2022 numbered 22356 PL200 Proposed Floor Plans and Elevations

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 of the extension hereby permitted shall match those of the existing building 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 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 windows in the side elevation facing no. 5 Fordbank 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.

Appendix 1 – List of consultees & neighbours notified

8 Woodford Gardens, Manchester, M20 2TF
6 Woodford Gardens, Manchester, M20 2TF
7 Fordbank Road, Manchester, M20 2TH
3 Fordbank Road, Manchester, M20 2TH
22 Fordbank Road, Manchester, M20 2TH
20 Fordbank Road, Manchester, M20 2TH
18 Fordbank Road, Manchester, M20 2TH
4 Woodford Gardens, Manchester, M20 2TF

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
Area Team Boundary - Name: SOUTH AREA