

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135424/FH/2022

Date registered valid: 2 November 2022

Proposal: Erection of a first floor side and single storey rear extension to form additional living accommodation

Address: 40 Vaughan Road, Manchester, M21 0YL

Ward(s): Chorlton Park Ward

Applicant: Mr A Khan, 40 Vaughan Road, Manchester, M21 0YL

Agent (if any): David Ormesher Via Email

Case officer: Adam Mitchell
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Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 14.12.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23rd November 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 15 November 2022

Expired: 6 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site concerns a inter-war red brick semi-detached houses situated on the western side of Vaughan Road in the Chorlton Park ward. The property benefits from an existing front porch and a joined canopy over the ground floor bay window. Further, the property has benefitted from an existing single storey side extension and garden storage outbuilding along the rear boundary. The remaining rear garden incorporates hard landscaping with boundary treatment in the form of timber fencing occupies the shared boundary with no. 42 Vaughan Road.

The remainder of the area is residential in nature with houses of similar size and style.

Description of development

The application seeks planning permission for the erection of a first floor side extension and single storey rear extension to form additional living accommodation. The application has been revised since the original submission incorporating a greater layer of subservience to the original dwelling

Planning History

100484/FH/2012/S1 Erection of single-storey side and first-floor rear extension including Juliet balcony to dwellinghouse (C3 Use Class) to form additional living accommodation together with single-storey, detached garden store. APPROVED 18.10.2012

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house

d) flat roofed extensions to bungalows

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Issues

Principle

The proposed development is a first floor side extension and single storey rear extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring's properties' residential amenity.

Residential Amenity

First Floor Side Extension

It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the occupants of the neighbouring properties. On first submission the first-floor side extension did not include a set-back dimension from the principal elevation and as such it was deemed the extension would lead to a terracing effect within the streetscene. However, the revised proposal includes a 1.5metre set-back dimension which addresses the terracing impact and complies with saved UDP Policy DC1.

The proposed first floor side extension accommodates an additional bedroom and extended bathroom and bedroom towards the rear elevation, including one front, side and rear facing windows. The proposed extension would have approx. dimensions of Height 7.2m x Width 2.4m x Depth 10.1m. The extension would become flush with the original rear elevation and run alongside the shared boundary with no. 42 Vaughan Road.

The proposed extension would primarily impact no.42 Vaughan Road however due to the set-back along first floor and the depth of the extension terminating at the original rear elevation it is not considered to create an overbearing feature for the neighbour.

As mentioned above the proposal will consist of one front elevation and rear elevation windows that overlook the front and rear garden and therefore are not considered to give way to loss of privacy implications. Additionally a side facing elevation window is proposed however this is inserted in the extended bathroom and will be obscurely glazed to prevent any additional overlooking impacts on neighbouring properties. A condition to this effect will be included within the section below.

Single Storey Rear Extension

The proposed single storey rear extension will accommodate an extended living room and an additional bedroom for a disabled occupant. The extension will replace the existing conservatory's footprint and have approx. dimensions of Height 3.4m x Width 8.5m x Depth 3.65m. The extension would cover the full width of the applicant's curtilage, sited alongside the shared boundary with no.38 and 42 Vaughan Road, respectively.

The proposed extension would primarily impact no. 38 Vaughan Road given the lack of boundary treatment along the shared boundary however this extension is of single storey nature and given the depth of the extension complies with saved UDP Policy DC1.3 it is not expected to form an overbearing feature along the boundary. Additionally, it is not expected that overshadowing implications would be significant to warrant a refusal of the application. Further, given the requirements to meet the specific needs of the occupant it is considered the extension would not give rise to significant adverse impacts to residential amenity to the neighbouring property as to warrant refusal to the proposed development.

Visual Amenity

The proposed first-floor side extension is set back from the front elevation by 1.5metres and this removes the impact of creating a terracing impact. There are other properties within the immediate area that have the benefits of comparable extensions such as 42 and 44 Vaughan Road (application ref. 129957/FO/2022). The majority of the extension is to the rear and therefore cannot be viewed from the streetscene. The width of the first-floor side extension along the front elevation is only 2.4 metres and therefore it is not considered to have a detrimental impact upon the visual amenity of the neighbouring properties, nor the character of the area within which the property is located.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile extensions consist of a hipped roof mirroring the existing roof design, the extensions' footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will match the existing. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP Policy DC1.

Waste Management

The proposed development would not affect the existing bin management strategy.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential 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.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 date of three years beginning with the date of 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:

Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 02 November 2022.

Drawing: Location Plan
Drawing: Site Plan

Stamped as received by the City Council as Local Planning Authority on 02 November 2022

Drawing: Plans and Elevations ref. 22/02A stamped as received by the City Council as Local Planning Authority on 02 December 2022

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

- 3) The materials to be used on the external surfaces of the proposed extensions hereby submitted shall match those of the existing dwellinghouse, 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

- 5) The first floor bathroom window located along the side elevation shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

41 Vaughan Road, Manchester, M21 0ZL
43 Vaughan Road, Manchester, M21 0ZL
39 Vaughan Road, Manchester, M21 0ZL
41 Lambton Road, Manchester, M21 0ZJ
38 Vaughan Road, Manchester, M21 0YL
43 Lambton Road, Manchester, M21 0ZJ
42 Vaughan Road, Manchester, M21 0YL

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