

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135198/FH/2022

Date registered valid: 13 October 2022

Proposal: Erection of a single storey rear extension, erection of a rear dormer extension and installation of rooflights to front.

Address: 74 Beresford Street, Manchester, M14 4SA

Ward(s): Moss Side Ward

Applicant: Mr Dan Strain, DSJMK Properties Ltd, 74 Beresford Street, Manchester, M14 4SA

Agent (if any): Mr John Albutt, PZvi Architects & Designers Ltd. 47A Park Lane, Poynton, Stockport, SK12 1RD

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 December 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5th December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 October 2022 Expired: 16 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 property that is the subject of this application is a 2 storey red brick end of terrace property in the Moss Side ward of the City. It has bay windows to the front elevation at ground floor, with an over sail canopy that runs the length of the terrace. The property to the rear has an original 2 storey outrigger, and there is a yard area to the rear which is accessed by double gates in the side wall facing onto Allison Street. There is an alleyway running along the rear of the property which is gated part way along.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The properties within the immediate area are residential in nature and comprise of properties that are the same size age and design to the proposal site. The area is a mix of residential and commercial properties with Princess Road running to the far west of the site. The properties there are commercial at the ground floor with some of the upper floors being occupied as residential.

Description of development

The proposal is for the erection of a single storey flat roof infill extension which would square off the rear of the property. There is also an 'L' shaped dormer extension proposed to the rear of the property, projecting from the existing roof slope. The single storey rear extension would create additional living accommodation in the form of an extended kitchen diner, and the proposed dormer would provide a further bedroom and bathroom by converting the loft. There are 2 Velux type roof lights proposed in the front roof slope of the property. The materials to be used would match those of the existing property.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy

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.
- 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 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 proposal is for the erection of a single-storey rear extension together with the installation of an 'L' shaped rear roof dormer and 2 Velux windows within the front roof slope. The principle of extending residential accommodation in an established residential area is considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The proposal by reason of it being the end of terrace would only have the adjoining terrace of number 72 Beresford Street that could be impacted by the proposed works. To the other side is public space in the form of Allison Road. The dormer would on the long element sit higher than the roof on the existing outrigger but lower than the ridge of the main dwellinghouse. It is not considered that the proposed dormer would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties particularly number 72 Beresford Street, as the dormer sits on top of one half of a dual pitched roof with the other half belonging to number 72. as such it is not directly adjacent to the windows within that property or overlook the neighbouring yard area. Given that the infill extension to the ground floor is in line with the existing rear elevation of number 74, it would not be highly visible from the property at number 72 Beresford Street.

There are no windows proposed in the elevation of the dormer along the common boundary with number 72 with the windows being in the rear elevation serving the bedroom and the return elevation which serves the bathroom and faces on to Alison Street and as such, should not give rise to overlooking, overshadowing, or loss of privacy to the detriment of the amenity currently enjoyed by the adjoining occupants at numbers 72 Beresford Street. The bathroom window would be obscurely glazed and a condition to that effect would be attached to any consent granted.

There would be sufficient usable amenity space retained post development for the occupants of number 74 Beresford Street.

It is not considered that the proposal would have a detrimental impact on either the character of the property or the residential amenity currently enjoyed by the neighbouring properties. It is considered that the proposed extensions would not affect the amenities of the occupiers of neighbouring residential properties, pursuant to Policies DC1, DM1 and SP1

Siting

The single storey rear extension has a flat roof is of a modest projection and would extend no further from the rear of the property than the existing outrigger. There is an existing 1.8 metre solid brick boundary wall, and the extension would only project marginally above the current height of the wall. As such it is considered that the siting of the proposed extension is considered acceptable. Whilst the dormer would be viewed more readily within the context of the street scene along Alison Road, these are common features on this type of property. Whilst the section that sits above the outrigger is higher than the ridge on that part of the property, the legislation dictates that it is not to be higher than the ridge on the existing dwellinghouse, and therefore the siting complies with the legislation.

It is therefore considered that the siting of the proposed extension and dormer are considered acceptable and as such accords with saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Design and Appearance

The design appears to be in keeping with the character of the properties in the area, The majority of the single storey extension would not be highly visible within the street scene and is modest in size. The materials to be used would match those of the existing property for both the extension and the dormer extension which would assist with the assimilation into the existing roof slope and are considered acceptable. The extensions have been designed so as to minimise the impact upon the amenities of the neighbouring properties, whilst enabling the creation of additional space for the occupants of the property itself.

Scale and Massing

The single storey extension is modest in footprint and is of a proportionate scale when considered in the context of the property itself and the properties within the area within which it is located. Whilst the dormer extension is more obvious, it has stayed within the parameters of the legislation being lower than the original ridge, set in from the edges and is to be constructed in matching materials. The extensions proposed retain subservience, and the proposals are considered to be in accordance with saved policy DC1 and DM1 of the Development Plan for Manchester.

Parking

The proposal has no impact upon the level of parking with only on street provision being available.

Refuse

The storage of refuse bins is currently in the form of the large racked communal domestic storage bins within the alleyway. This would remain the situation post development and accords with policy EN19 of the Core Strategy.

Conclusion - The proposal is considered acceptable in this location, in terms of design, scale and massing. The proposal would allow 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. The proposal therefore complies with Policies DC1, DM1 and SP1.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

657-54-PL-202- Proposed Site Plan received 13th October 2022

657-54-PL-203- Proposed Ground and First Floor Plan received 13th October 2022

657-54-PL-204- Proposed Second Floor and Roof Plan received 13th October 2022

657-54-PL-205- Proposed Eastern Elevation received 13th October 2022

657-54-PL-206- Proposed Southern Elevation received 13th October 2022

657-54-PL-207- Proposed Western Elevation received 13th October 2022

657-54-PL-208- Proposed Northern Elevation received 13th October 2022

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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Before first occupation the windows in the southern elevation 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) 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 interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

76A Beresford Street, Manchester, M14 4RZ
71 Beresford Street, Manchester, M14 4SA
79 Hartington Street, Manchester, M14 4RP
73 Beresford Street, Manchester, M14 4SA
72 Beresford Street, Manchester, M14 4SA
70 Beresford Street, Manchester, M14 4SA
69 Beresford Street, Manchester, M14 4SA
76 Beresford Street, Manchester, M14 4RZ
75 Beresford Street, Manchester, M14 4RZ
85 Hartington Street, Manchester, M14 4RQ
81 Hartington Street, Manchester, M14 4RP

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA