

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135065/FH/2022

Date registered valid: 28 September 2022

Proposal: Erection of a single storey rear and side extensions together with associated elevation alterations

Address: 23 Hall Lane, Manchester, M23 1AQ

Ward(s): Baguley Ward

Applicant: Mrs Pamela Johnson, 23 Hall Lane, Manchester, M23 1AQ

Agent (if any): Mr Umayr Azam, Northedge Architecture, 22 Fownhope Avenue, Sale, M33 4RD

Case officer: Janet Lawless
Tel: 0161 234 4535
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Recommendation: Approve

Date of recommendation: 22:11:2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21.11.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 October 2022 Expired: 31 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

The property that is the subject of this householder application is a brick built 2 storey semi-detached dwellinghouse. It has bay windows to the ground and first floor. It occupies a corner plot at the junction of Hall Lane and Haybarn Road. It has garden area to the front, side and rear. There are several small free-standing sheds on the site, with an existing single storey conservatory on the side elevation.

The parking provision is in curtilage and is accessed from Haybarn Road for one space and through double gates on the front boundary with parking within site on block paved driveway / front garden. The boundary around the side and rear comprises of a 2 metre high solid timber board fence, whilst the front of the property is railing.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with a mix of house types ranging from detached, semi-detached and low-level flat developments. Across the junction is a small commercial / retail parade. To the front of the property and along Hall Lane are wide tree lined landscaped strips, which form the setting for the buildings beyond. Altrincham Road has larger retail provision. The property is located on a sustainable transport network with options such as Metrolink available.

Description of development

The proposal is for the erection of a single storey side and a single storey rear extension to enable adaptation of the property for the disabled occupants. The ground floor would create additional accommodation in the form of open plan kitchen, lounge / tv room to the side

elevation with extended dining room, utility room and wet room. The existing internal space will be reconfigured to create a ground floor bedroom. The existing conservatory on the side elevation would be demolished to facilitate the side extension. The front entrance door would be reconfigured following the removal of the porch.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

National Planning Policy Framework

The Framework is a material consideration in planning decisions and underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The core message in the document is that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of development.

Development Plan

Manchester's Core Strategy Development Plan Document now forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan; however, some of the UDP policies will remain extant until they are superseded by policies in a future Development Plan Document.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) seeks to ensure that new development contributes to the overall aim of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities in particular by contributing to neighbourhoods of choice. Issues relevant to this scheme are considered below.

Saved UDP Policies DC1.1 to DC1.4 set out the guidance on household extensions.

Policy DC1.1 sets out the criteria for assessing residential extensions including the general character of the property, impact on the amenity of neighbouring occupiers and the appearance in the street scene.

Policy DC1.2 states that extensions to residential properties will not be allowed if they are excessively large or bulky and result in structures which are not subservient to the original house, or which create undue loss of sunlight, daylight or privacy.

Policy DC1.3 states that the Council will not normally approve rearward extensions greater 3.65m in length, or two-storey extensions with a flat roof, particularly if they would be visible from the public highway.

Principle

This is a residential property in an established residential area and the principle of extending a dwelling house to create additional living accommodation is generally considered acceptable and in accordance with national and local policies. In this instance the proposed extension is to enable the two disabled occupants to remain in their own homes whilst enabling it to function as a family home for all the family.

Design/ Siting

Whilst the extensions are large in footprint, they have been designed and sited as much as possible to have the minimum impact upon the neighbouring properties. The side extension has been designed with a hipped roof which turns into a central flat roof, which reduces the height to lower than the existing conservatory and reduces the visual prominence when viewed within the character of the street scene. It sits behind a solid 2 metre close boarded timber fence along the side boundary, and as it is lower than the existing conservatory, even though the footprint is greater would not be much more visible above. The fence also runs along the return to join the house and the extension would be in a position that is currently occupied by development, the single storey rear has been set in slightly off the common boundary with number 21 Hall Lane and is proposed with a flat roof, as such the siting of both extensions are considered acceptable. DC1 has been engaged with regards to the needs of the applicants family.

Impact on the character of the property

The single storey extensions are in materials to match the existing property and would assimilate well into the existing structure. It is acknowledged that the combined footprints of the 2 proposed extensions are similar to the footprint of the existing host property, however, given the area around the property as a whole, and the reduction in the height due to the treatment of the roof design, at single storey they would still retain subservience. The extension to the rear is acceptable when consideration is given to the fact that under the larger homes legislation a 6 metre extension could be erected. It is not considered that the proposed extensions would have any demonstrable harm on the character of the property nor the area within which it is located. DC1 has been engaged with regards to the needs of the applicants family.

Impact on the street scene

The property is located at the end of a group of properties that form an eclectic mix of visual house types. There are some with flat roofs as you turn the corner onto Altrincham Road followed by hip and gable roofs within the immediate street scene. The next block adjacent to number 23 Hall Lane comprises of the commercial properties, and as such given the mix of types, the proposal would not have a detrimental impact upon the street scene.

Impact on neighbouring properties

The size, location and design of the side / rear extensions mean that the next-door property could be extended in a similar way without resulting in a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. There are no windows in the side elevation of the rear extension along the common boundary with number 21 Hall Lane and as such there is no loss of privacy or overlooking of the neighbouring property. The side extension does not have a direct neighbour as given that it is a corner property, there is a road between the extension and the next properties, which in this case in any event are the commercial properties at the corner across the junction.

Amenity space

There is sufficient usable external amenity space retained for the occupants of the property, however the internal space is more important for the adaptations. There are bifold doors on the rear of the side extension, which gives an open aspect to the rear bringing the outdoors in and patio doors on the inside return wall of the rear extension, with one door out to the rear off the rear elevation. All the fenestration looks over the applicants own garden area.

Waste storage

The bins are currently stored at the rear of the property and brought kerbside on collection day, this will remain the situation post development.

Parking

The parking remains in curtilage and is not impacted by the proposal.

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 and with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

2) 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

22-71-20-001 REV R4 -proposed floor plans received 28th September 2022.

22-71-20-002- Proposed elevations received 28th September 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.

4) 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, 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.

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

81 Sandacre Road, Manchester, M23 1AP
21 Hall Lane, Manchester, M23 1AQ
29 Hall Lane, Manchester, M23 1AQ
50 Parkbrook Road, Manchester, M23 1AN
27 Hall Lane, Manchester, M23 1AQ
52 Parkbrook Road, Manchester, M23 1AN
31 Hall Lane, Manchester, M23 1AQ

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 45M
Area Team Boundary - Name: SOUTH AREA