

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134264/FH/2022

Date registered valid: 19 July 2022

Proposal: Erection of a two-storey side and part single /part two storey rear extension to form additional living accommodation

Address: 101 Buckingham Road, Manchester, M21 0RG

Ward(s): Chorlton Ward

Applicant: Mr Mohammed Mustafa 101 Buckingham Road, Manchester, M21 0RG

Agent (if any): Mr Aslam Khan LBV Developments 412 Barton Road, Stretford, M32 9RW

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 8 September 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 22 August 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 25 July 2022 Expired: 15 August 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/building

The site is a red brick semi-detached dwelling house on the western side of Buckingham Road. There are front and rear gardens, a converted attached garage to the side, single storey rear extension and detached rear outbuilding.

The single storey rear extension was approved under application F12910 (28.04.1980).

Description of area

The surrounding area is residential a short distance west of Chorlton District Centre.

Description of development

Erection of a two-storey side and part single /part two storey rear extension to form additional living accommodation.

The scheme has been amended since first submission to introduce a first floor set back and to set down the roof ridge.

The extended accommodation provides a ground floor office/study and enlarged kitchen, and 2no. bedrooms and WC at first floor.

Consultations & Notification Responses

6no. neighbouring occupiers were notified of the application by letter; no comments were received.

Policy

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy. Policy DC1 - Residential Extensions is material to this application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are material to this application.

Policy DM1 - Development Management
Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal is contrary to the principles of the Planning policy framework.

Principle

The proposal is for the acceptable erection of a two-storey side extension and part single, part two-storey rear extension to form additional living accommodation. The application has been amended to include a set back at first floor and set down roof ridge and is considered below in relation to its impacts on residential and visual amenity, parking, and bin storage.

Residential Amenity

The proposed extensions are considered to have acceptable impacts on residential amenity. The extension at the rear is 3.7 metres in depth over both storeys which is the depth of the existing single storey rear extension. It is off-set from the adjoining neighbour, No.99 to the south, by 2.9-metres which is adequate to avoid any overbearing impacts. The rear extension keys into the 2-storey side extension which is 3 metres wide, leaving a gap to No.103, the adjacent property to the north of 1.2 metres. This property has a single storey rear outrigger on the facing corner which offers mitigation against any overshadowing. The depth and width of extensions are acceptable to avoid being overbearing and there are no side windows that could lead to a loss of privacy.

Visual Amenity

The extensions are sited to make the best use of the space at the side and rear whilst being in proportion to the main dwelling. The traditional design is what is normally expected of domestic extensions and is not excessively bulky. It is in keeping with the character of extended dwellings in the street scene; for example, No.115 is set back to a similar degree at first floor. It avoids terracing through the first floor set back, set down ridge and hipped roof profile. The materials are to match the existing which will help the extension to assimilate well with the dwelling and wider street scene; a condition is appended at the end of this report to affirm this requirement.

Lastly, the proposal removes the unattractive and poorly converted garage at the side of the property which will help to lift the appearance of the dwelling to the benefit of the street scene.

Parking & Bin Storage

Bin storage would be located in the 1.2 metre gap at the side of the extended gable end whilst parking is unaffected by the proposal and can continue to be taken from the front garden area.

Conclusion

The proposal is acceptable in this location in terms of its siting, design, massing, scale, and materials and would not lead to any undue loss of visual and residential amenity. The proposal therefore complies with saved UDP policy DC1 and policies DM1 and SP1 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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application for the reasons outlined in this delegated report. The agent was notified of the Council's concerns with the original proposal and given the opportunity to amend the scheme which now complies with policy and has been determined accordingly.

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 the 5th of July or as stated:

The Application Form

Location Plan

Site Setting Out Drawing Ref: PP.02 Rev A

Proposed Plans and Elevations Ref: PP.01 Rev B received by email on the 7th of September 2022

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size, and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

4) The first floor WC window on the side elevation shown on drawing number PP.01 Rev B 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

44 Buckingham Road, Manchester, M21 0RR
99 Buckingham Road, Manchester, M21 0RG
2 Buckfast Close, Manchester, M21 0RY
42 Buckingham Road, Manchester, M21 0RR
40 Buckingham Road, Manchester, M21 0RR
103 Buckingham Road, Manchester, M21 0RG

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA