

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135224/FH/2022
Date registered valid: 13 October 2022
Proposal: Erection of a part-single and part-two storey rear extension to form additional living accommodation
Address: 29 Westcroft Road, Manchester, M20 6FE
Ward(s): Burnage Ward
Applicant: Mr Stephen Reilly, 29 Westcroft Road, Manchester, M20 6FE
Agent (if any): Hugh McMahon, Mona Join, 96 Burnage Lane, Manchester, M19 2NG
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 8 December 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 November 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of common brick with a hipped roof. The property has not previously been extended. The plot includes a paved front garden/driveway with access down the side to the rear garden.

Description of area

Westcroft Road is residential in nature and joins Parkville Road in Didsbury to Bariccroft Road in Burnage. It is characterised by similar postwar semis and benefits from its proximity to Burnage train station and Fog Lane Park.

Description of development

The applicant is seeking permission to build a part single, part two storey rear extension to provide additional living accommodation, in the form of a larger kitchen/diner downstairs and a larger 3rd bedroom upstairs.

Consultations & Notification Responses

Local residents, as per appendix 1 – One neutral comment received:

I am writing to you with regards to the above planning application at 29 Westcroft road. We live [nearby] and our main concern with this plan is to ensure that no window is to be placed on the eastern side wall which would look directly into [the neighbouring] garden and affect

[neighbour's] privacy. There is no window at this location on the current planning documents however we wanted to raise this to ensure this would not change.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, revised in 2021):

- Chapter 12 – Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a part single, part two storey rear extension to provide additional living space is acceptable given the provisions of saved UDP policy DC1. However, consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would be sited at the rear of the house, projecting 3m at both ground floor and first floor, with a width of 6.8m at ground floor and 3.8m at first floor. The single storey aspect would have a maximum height of 2.5m and the first floor aspect would have eaves to match existing with a ridge set 0.7m lower than the original ridge. The ground floor would be sited 0.15m from the boundary with the adjoining semi (No.31) and the first floor would be set 3m away from the party wall. The extension would be built in line with the original side elevation, thus leaving a gap of 1m to the boundary shared with No.27. The depth of the extension accords with policy DC1 (less than 3.65m) at ground and first floor. The extension is considered subservient to the main house and is sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house and this has been conditioned. The rear elevation would feature a bedroom window at first floor and 2no sets of glazed doors at ground floor, with blank side elevations. The rear extension would not be readily visible from Westcroft Road due to the siting and narrow gap between properties, hence it would not feature within the street scene. The proposed materials are to match, and the design is in-keeping with the property and to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to harm the visual amenity of the house nor area.

Residential amenity – The first floor aspect would feature a hipped roof with lowered ridge and would be sited 3m from party wall shared with the adjoining neighbour, No.31, and 1m from the boundary with No.27. It is considered the 3m depth, low ridge and gaps to the boundaries

ensure the proposal will not appear overbearing for the adjacent neighbours. The extension should not cause a noticeable loss of sunlight for neighbouring plots given the southerly orientation and generous gardens. There are no windows proposed for either side elevation at either floor, therefore a loss of privacy is also not deemed an issue. A neutral comment was received from a local resident who worried about privacy should a window be inserted into the side wall of the 3rd bedroom at a later date, hence a condition has been attached removing Permitted Development rights for new windows. No objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings titled 'Proposed rear extension' and 'Site plan', stamped as received by the City Council as Local Planning Authority on the 13th October 2022.

Reason - To ensure 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, as stated on the submitted application form.

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 first floor windows 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.

Appendix 1 – List of consultees & neighbours notified

31 Westcroft Road, Manchester, M20 6FE
27 Westcroft Road, Manchester, M20 6FE
34 Cranford Avenue, Manchester, M20 6EH
33 Cranford Avenue, Manchester, M20 6EH

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