

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134957/FH/2022

Date registered valid: 14 September 2022

Proposal: Erection of a two storey rear extension, single storey front extension, single storey attached garage following demolition of existing together with roof alterations including installation of 2 no. front roof dormers

Address: 94 Blackcarr Road, Manchester, M23 1PN

Ward(s): Baguley Ward

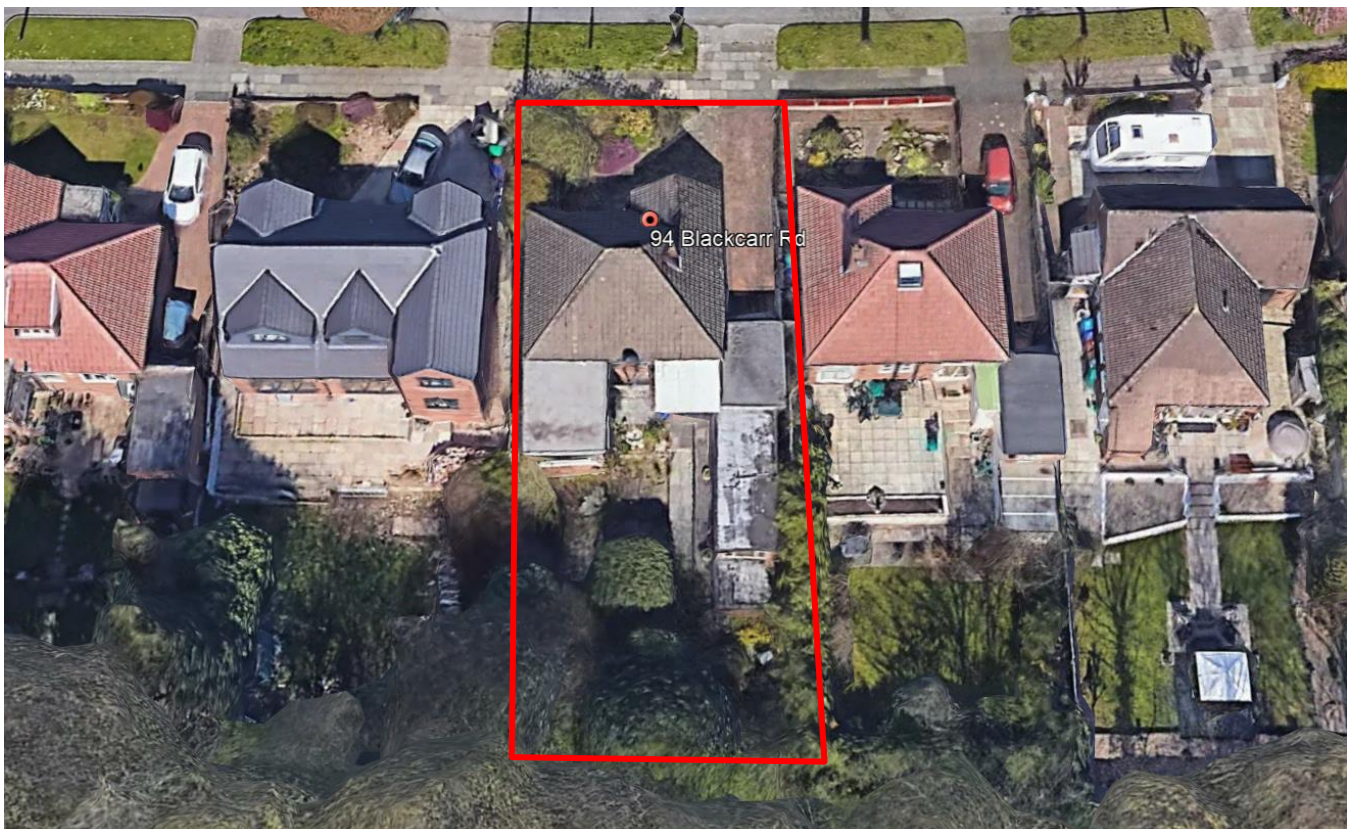
Applicant: Mr Jordan Hames, 94 Blackcarr Road, Manchester, M23 1PN

Agent (if any): Mr Daniel Glynn, Glynn Property Consultants Ltd, 38 Astley Road, Bolton, BL2 4BR

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 December 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 October 2022

Standard consultations: Printed: 16 September 2022 Expired: 7 October 2022

Neighbour notifications: Printed: 16 September 2022 Expired: 7 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a C3 detached bungalow situated in an elevated position on the southern side of Blackcarr Road within the Baguley ward. There are gardens at the front and rear with off-road parking and an integral garage.

Description of area

The surrounding area comprises houses of a similar age and typology on this side of Blackcarr Road, with newer semi-detached houses facing the site on the northern side. With the rear boundary of the property being separated from the M56 by the green space at Blackcarr Wood & Baguley Bottoms. The house is a moderate distance to the Wythenshawe Hospital, together with a number of local schools and green spaces.

Description of development

Planning permission is sought for the erection of a two storey rear extension and single storey front and side extensions following demolition of existing garage, together with a hip to gable roof alteration and the installation of two front dormers, to provide additional living accommodation.

Previously a similar application was refused under reference 132784/FH/2022, due to poor design which impacted negatively upon the character of the area and due to side-facing bedroom windows.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

High Speed Two (HS2) Limited – No objection to the proposal.

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, amended 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 two storey rear extension, single storey front and side extensions, hip to gable and front dormers to provide additional living space for a family dwellinghouse 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 single storey front extension comprises of an infill to the existing stepped frontage, with a depth of 0.91m and a width of 5.3m, and a porch which would project 1.8m forwards, with a width of 2.6m and a height of 3.7m. The single storey side extension would form a new garage/store to replace existing, with a width of 2.51m, a height of 3.36m and a setback from the principle elevation of 8.2m. The two storey rear extension would project 4.87m, occupying the full width of the property, with an eaves height of 6.4m and a ridge height to match existing. This is made possible by the large change in ground level at the rear, with the internal floor level at the front sitting nearly 1.5m above that at the rear. The front dormers would have a height of 2m, a width of 2.7m and a depth of 2.48m. A gap of 2m would be left to the eaves and they would be set 1.7m lower than the ridge. The porch would sit 4.6m away from the highway, the single storey side would sit 0.96m from the boundary shared with No.96 and the two storey rear would leave a gap of 1.1m to the boundary shared with No.92 and 3.46m from the boundary shared with No.96. The single storey extensions and dormers are relatively small in scale and appropriately sited. The depth of the rear exceeds policy DC1 (less than 3.65m) however this is deemed acceptable given it only exceeds this by 1.22m, is detached, leaves adequate gaps to the boundaries and similar has been granted permission and built at No's 88, 92, and 98. Overall the extensions are considered subservient to the host dwelling and sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The existing dwelling features stone cladding which was part removed at the time of the site visit. This has damaged the brickwork underneath, therefore the extensions would be constructed of blockwork and K-rend render applied to the whole property. Anthracite concrete roof tiles would then be applied to the roofs and dormers and new uPVC windows installed.



The hip to gable alteration is acceptable given the variety of roof forms which exist on this stretch of Blackcarr Road. The new gable roof would contain two small tiled dual-pitched dormer windows with horizontal emphasis to match existing ground floor windows, similar to No.92. The porch and garage would be dual-pitched, whilst the two storey rear would be hipped. To facilitate the change in ground level a wide set of steps would lead up to the rear bi-fold doors and garage door, with a height of 1.47m. The design and materials are appropriate and considered in-keeping with the development in the area. The proposal is considered an enhancement for the property, given the current state of disrepair and unsightly cladding on the bungalow, thus improving the visual amenity of the streetscene.



Residential amenity – By way of their scale and siting, the front/porch extension, side extension and dormers are unlikely to cause disamenity to surrounding occupiers. The two storey rear extension however, would have an impact. Given the 4.87m projection and 8.3m ridge height, this could cause a degree of overshadowing to No.96's rear windows and patio in the late afternoon/evening, however this is not deemed significant given the size of the gardens, large gap to the boundary (3.5m) and the existence of the 3.9m high, 9.6m long garage which exists along this shared boundary, which is to be demolished. There are several first floor windows proposed for the side elevations, however these are sited away from shared boundaries and have been conditioned to be obscurely glazed. In addition to this, no objections have been received from local residents, therefore, the revised proposal is considered acceptable in terms of its impact upon residential amenity.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and did not receive objections. The revised proposal is not considered to cause undue disamenity to

neighbouring occupiers. It is also not thought to significantly harm the visual amenity of the house nor wider area. The proposed development is deemed acceptable and construction may commence 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. The application has been determined in a timely manner and in accordance with the guidance contained within the Manchester Unitary Development Plan, the Core Strategy and the National Planning Policy Framework.

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 revised drawings titled 'Proposed elevations', 'Proposed floorplans' and Proposed site plan', stamped as received by the City Council as Local Planning Authority on the 17th November 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 extension hereby permitted shall match those specified on the application form, including: blockwork with K-render, anthracite roof tiles, uPVC windows and block paving.

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.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

2 Nethercote Avenue, Manchester, M23 1LL

1 Nethercote Avenue, Manchester, M23 1LL

96 Blackcarr Road, Manchester, M23 1PN

92 Blackcarr Road, Manchester, M23 1PN

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

Site of Biological Interest - Name: Blackcarr Wood & Baguley Bottoms

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Susceptible to Surf Water Flood (Less)

Susceptible to Surf Water Flood (Less)

Susceptible to Surf Water Flood (Middle)

Area Team Boundary - Name: SOUTH AREA