

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135107/FH/2022

Date registered valid: 4 October 2022

Proposal: Erection of single storey rear extension to provide additional living accommodation

Address: 44 Heaton Road, Manchester, M20 4GW

Ward(s): Withington Ward

Applicant: Mr Khezril & Mrs Mohammed Panahi, S Begg Designs, 44 Heaton Road, Manchester, M20 4GW

Agent (if any): Mr Sakib Begg, S Begg Designs, 3 Hazel Grove, Urmston, Manchester, M41 9LU

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

Recommendation: Approve

Date of recommendation: 28 November 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 19 October 2022 Expired: 9 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 red/brown brick with a hipped tiled roof and round bay windows to the front. The property features an original single storey rear outrigger and existing conservatory. The corner plot includes front, side and rear gardens, with a driveway.

Description of area

Heaton Road is residential in nature and characterised by similar semi-detached family dwellinghouses. It benefits from its proximity to Withington District Centre and several schools.

Description of development

The applicant is seeking permission to build a single storey rear extension to provide additional living accommodation, following the demolition of the existing extension.

Consultations & Notification Responses

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

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 single storey rear extension 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 – Consent is sought to erect a single storey rear extension projecting 5 metres, with a width of 5.88m and a height of 2.66m. This would be sited along the boundary shared with the adjoining semi, No.46, and would leave a gap of 4.8m to the boundary shared with the Arnfield Road public highway. The existing conservatory is 4m in depth and No.46's own rear extension is also approx. 4m in depth along the boundary, therefore only an extra 1m is being assessed. Given larger could be built along the boundary under the large homes extension scheme, the siting, scale and massing of the proposed extension is deemed subservient and therefore acceptable.

Appearance and visual amenity – The extension would be constructed of brickwork to match existing, with a fibreglass flat roof, uPVC windows and aluminium doors, which has been conditioned. The rear elevation would contain a set of bi-folding doors, beneath two small rooflights hidden behind the shallow parapet. The design of the proposal is to be expected and is sufficiently in-keeping with the style of the house and the pattern of development in this area of Withington. Although sited at the rear, the extension would be visible from the highway along Arnfield Road due to the siting on a corner plot, however it would be in materials to match existing and sited almost 5m from the boundary, thus it would not form a prominent feature within the street scene, pursuant to policies DM1 and SP1.

Residential amenity – No side-facing windows are proposed, hence privacy is not deemed an issue. Although the rear extension would be large in depth, it would only extend beyond No.46's part single, part two storey rear extension by approx. 1m and therefore should not cause overshadowing or overbearing issues for this neighbour, particularly given the low flat roof height of just 2.66m. It is considered that the proposed development would not have a significant impact on residential amenity and in addition to this, no objections were received.

Conclusion – The refuse storage and provision of off-street parking would remain as existing, pursuant to policy DM1. The proposal also broadly complies with policies DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and may commence in accordance with the following conditions.

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 issues 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 revised drawings numbered 'A101-03 Rev P2' and 'A99-03 Rev P1', stamped as received by the City Council as Local Planning Authority on the 4th 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 extensions hereby permitted shall match those specified on the submitted application form, including:

- Brickwork to match existing
- Fibreglass roof
- Windows to match existing
- Aluminium doors

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

46 Heaton Road, Manchester, M20 4GW
52 Arnfield Road, Manchester, M20 4AR
43 Arnfield Road, Manchester, M20 4AQ
47 Arnfield Road, Manchester, M20 4AQ
41 Arnfield Road, Manchester, M20 4AQ
36 Arnfield Road, Manchester, M20 4AX
51 Arnfield Road, Manchester, M20 4AG
39 Arnfield Road, Manchester, M20 4AQ
45 Arnfield Road, Manchester, M20 4AQ

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