

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134810/FH/2022

Date registered valid: 30 August 2022

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

Address: 177 Wilton Road, Manchester, M8 4QP

Ward(s): Crumpsall Ward

Applicant: Mr S Shazad, 177 Wilton Road, Manchester, M8 4QP

Agent (if any): Mr Dean King, NK Architectural, 19 Hexagon Close, M9 8RN

Case officer: Janine Renshaw-Livesey
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Recommendation: Approve

Date of recommendation: 8 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 September

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 October 2022 Expired: 14 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: NO

Tree Preservation Order: NO

This application relates to a semi-detached property at the corner of Wilton Road and the cul-de-sac of Solent Avenue in Crumpsall. The property faces west and is bounded by a hedgerow to the front and front corner of the north elevation and screened by fencing along the gable elevation and to the rear of the property. Both boundary treatments are approximately 1.5m high.

The proposal is for a pitched roof, single storey side and rear extension to form additional living accommodation. The existing side extension side extension projects approximately 4.2m sideways on the north facing elevation and would project rearwards 2.2m. The proposed rear extension increases the overall rear projection to 4 metres.

Site History

133632/FH/2022 Erection of a first-floor side extension and part single, part two storey rear extension to form additional living accommodation Withdrawn.

095953/FH/2011/N1 Erection of first floor side extension to create additional living accommodation Refused

078273/FH/2006/N1 Erection of single storey side and rear extension Approved.

077500/FH/2005/N1 Erection of two storey side extension to dwelling. Refused.

Negations

The proposal has been amended to reduce the overall projection to avoid overlooking to the neighbouring property to the rear and to lessen the overbearing impact for the adjoining property.

Consultations & Notification Responses

Local residents were notified, and two objections were received raising concerns regarding overlooking due to the close proximity of the extension. The proposal was amended to reduce the projection of the extension and the neighbours were re notified and no objections have since been received.

It is considered the revised scheme has overcome any risk of overlooking and overbearing impact due to the reduction in projection and therefore, acceptable.

Issues

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, Spatial Principles, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment. This is discussed below.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed below:-

- o Appropriate siting, layout, scale, form, massing, materials and detail.
- o Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.

Saved UDP Policy - There are no site-specific policies relating to the application site. However the following city-wide policies are relevant to this proposal: DC1 of the Unitary Development Plan for the City of Manchester.

Issues

Principle of the Proposal - The principle of extending a residential property in a residential area to create additional living accommodation is considered acceptable. It is an alternative option to moving properties. Notwithstanding this, the impact upon the levels of residential and visual amenity enjoyed by adjoining neighbours must be assessed, along with the impact upon the character of the area within which it is located.

Single Storey Rear

The submitted application is for the erection of a sloping roof single storey rear extension with a projection measuring approximate 2 metres and spans the width of the dwelling house. The single storey rear extension would be divided by fencing divides with the adjoining property and sits within a rectangular plot. Therefore, on balance it is considered that the proposal does not appear to pose a significant impact in terms of visual amenity.

It was also noted that properties within the immediate area have had rear extensions and therefore the modest extension would pose no visual or residential amenity upon the neighbouring properties of within the locality.

There is one window on the side facing the road and the proposed openings on the rear do not pose issues in terms of residential amenity: overlooking or privacy due to them facing the rear garden. A condition shall be applied to any approval regarding no further windows in any of the elevations.

The proposed extension poses minimum impact upon loss of light and overshadowing as the orientation of the extension. However due to the proposed size, scale and height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall, the proposed extension is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

The proposed extension is in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

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:

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.

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:

A100D, A105 D and A103 D, stamped as received on the 24 October 2022 and the Location Plan, stamped as received on the

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 walls and windows of the extension hereby approved shall match those of the existing building in type, size, colour and texture.

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 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.

Appendix 1 – List of consultees & neighbours notified

4 Solent Avenue, Manchester, M8 4QA
1 Solent Avenue, Manchester, M8 4QA
120 Wilton Road, Crumpsall, Manchester, M8 4PX
3 Coppleridge Drive, Manchester, M8 4PB
179 Wilton Road, Crumpsall, Manchester, M8 4QP
3 Solent Avenue, Manchester, M8 4QA
1 Coppleridge Drive, Manchester, M8 4PB
175 Wilton Road, Crumpsall, Manchester, M8 4QP
2 Solent Avenue, Manchester, M8 4QA
9 Coppleridge Drive, Manchester, M8 4PB
7 Coppleridge Drive, Manchester, M8 4PB
5 Coppleridge Drive, Manchester, M8 4PB
11 Coppleridge Drive, Manchester, M8 4PB

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA