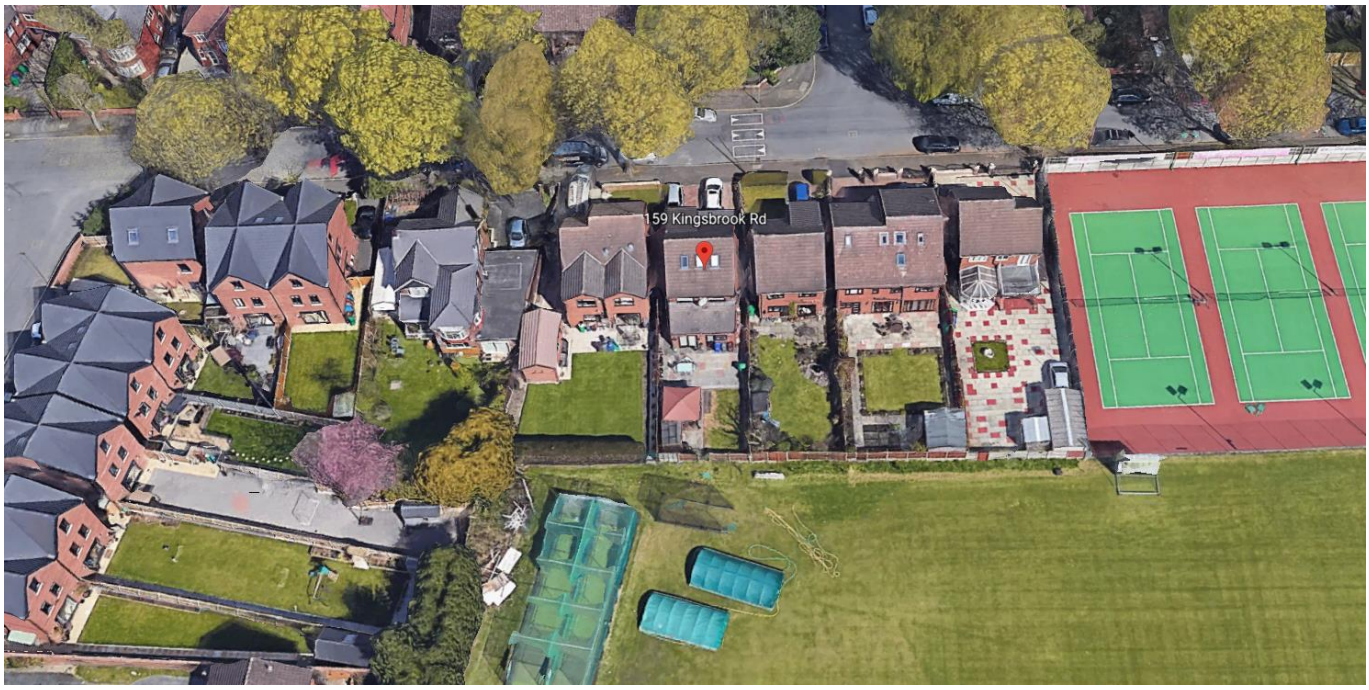
MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	134482/FH/2022
Date registered valid:	15 September 2022
Proposal:	Erection of a first floor rear extension to form additional living accommodation
Address:	159 Kingsbrook Road, Manchester, M16 8NR
Ward(s):	Whalley Range Ward
Applicant:	Mr Warde 159 Kingsbrook Road, Manchester, M16 8NR
Agent (if any):	Mr Alun Jones A.F Architectural Designs Llys Y Coed, 54 Ffordd Byrnwr Gwair, Mold, CH7 1FQ
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**7th November 2022**



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	18.10.2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 23 September 2022 Expired: 14 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

This application relates to a modern two storey detached house on the south side of Kingsbrook Road. The property has an existing single storey extension across the full width of the property. There is a small front garden and a large rear garden.



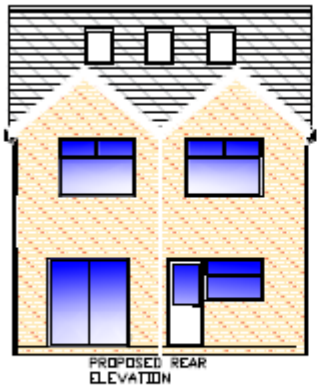
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

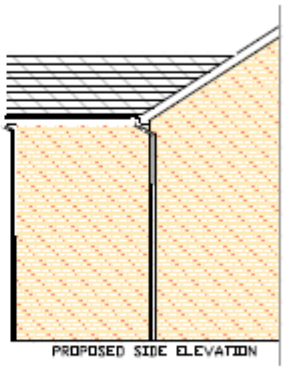
Description of area

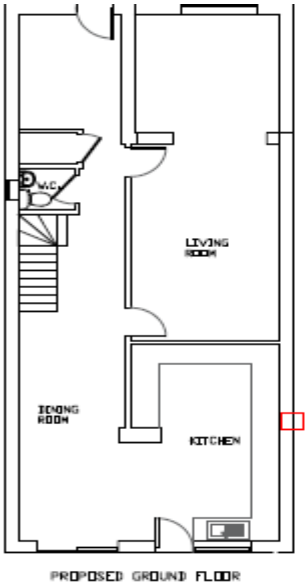
The property is adjoined by residential properties to both sides and facing across Kingsbrook Road. To the rear is Whalley range Tennis and Cricket Club. The adjacent property to the west has an identical extension to that proposed here.

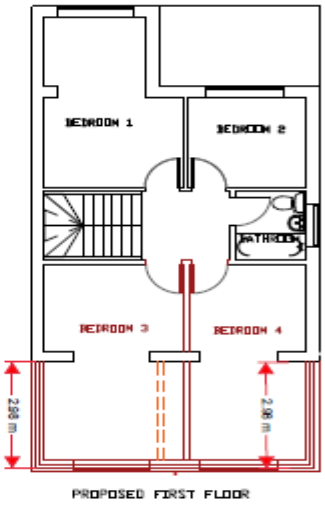
Description of development

The applicant is seeking planning permission for the erection of a first floor rear extension to form additional living accommodation









Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

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

o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
o Policy DM 1 - Development Management
o Policy SP1 - Spatial Principles
o Policy EN1 - Design Principles
o Policy EN 19 - Waste Management
o The National Planning Policy Framework (NPPF)

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

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous planning applications relating to this site as follows;

133819/FH/2022 - Application Withdrawn - 26.07.2022 - Retention of a single storey front extension to provide additional living accommodation together with associated elevation alterations

121636/FH/2018 - Application Approved - 13.12.2018 - Erection of single storey front extension

115771/FH/2017 - Application Approved - 23.05.2017- Erection of a first floor rear extension to form additional living accommodation

F10629 - Application Approved - 04.07.1979 - Site between 133 and 163, Kingsbrook, Road, Whalley Range., - Erection of dwellinghouses after demolition of Club House.

F10628 - Application Approved - 04.07.1979 - Site between 133 and, 163 Kingsbrook, Road, Whalley Range., Erection of flats after demolition of Club House.

019536 - Application Approved - 07.09.1983 - land at Whalley Range Cricket, and Tennis Club,, Kingsbrook Road, Whalley Range, FALLOWFIELD, - Erection of 5 detached dwellinghouses

Residential Amenity

The applicants have received approval for an identical scheme in 2017, however, that approval has now expired.

Permission is sought to erect a first floor extension above the existing rear extension. The extension would project 3.0m from the original rear wall of the property in line with the existing ground floor extension. The extension would occupy the full width of the property and be constructed of matching materials. The extension would have a double dual pitch roof and two windows would be located in the rear elevation. In all respects the extension is very similar to that on the adjoining property no. 161 Kingsbrook. Given that the windows are proposed facing the rear garden of the application site, it is not considered that there would be any overlooking or loss of privacy, especially as the principle of windows at first floor are already established on the rear elevation.

Although there would be a limited amount of overshadowing first thing in the morning to property no. 161, due to the orientation of the property and the large gaps retained to the shared boundary of both properties either side, it is believed that the proposal would not provide a significant amount of overshadowing or loss of light which would warrant the refusal of this scheme.

Overall, it is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and Appearance

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use brick and roof tile to match the existing as specified in the application form. The design is detailed as what is normally expected of such a structure and would not unduly impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable

Refuse bin storage

The storage of refuse bins are not affected by the proposal, as there would be continued access through to the rear garden, which accords with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

This extension reflects that on the adjacent property. The extension projects no further than the existing ground floor extension and as a detached property there is space between the extension and the adjoining properties.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 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 polices 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

Positive and proactive working 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 policies within the Development Plan.

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:

Revised plans received on 15th September 2022 Existing and Proposed Plans and Elevations

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 hereby permitted shall match those as specified on the application form/drawings 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Cricket And Lawn Tennis Club, Kingsbrook Road, Manchester, M16 8NR
8 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
7 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
3 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
2 Kingsbrook Court, 14 St Austell Road, Manchester, M16 8WW
161 Kingsbrook Road, Manchester, M16 8NR
157 Kingsbrook Road, Manchester, M16 8NR

Appendix 2 – Planning constraints

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