

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135090/FH/2022

Date registered valid: 3 October 2022

Proposal: Erection of a single storey extension to the side to form additional living accommodation

Address: 59 Heaton Road, Manchester, M20 4GW

Ward(s): Withington Ward

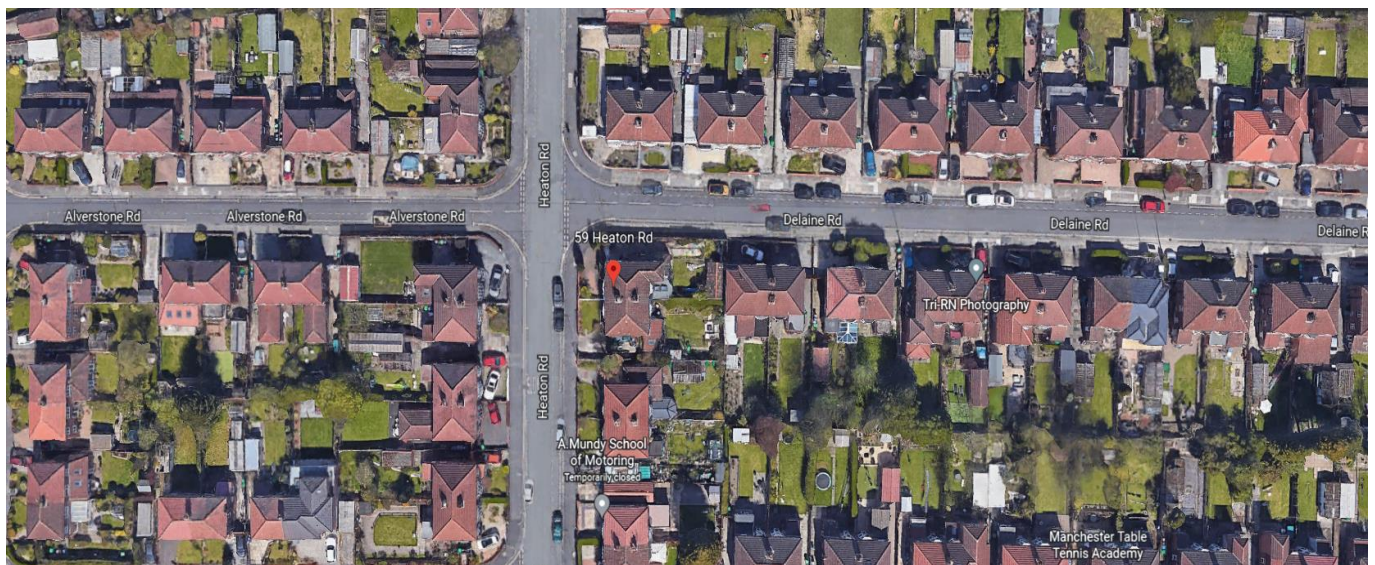
Applicant: Mrs Catherine Lambe, 59 Heaton Road, Manchester, M20 4GW

Agent (if any): Mr Mike Davies, MPD Built Environment Consultants Ltd, 133 Mill Lane, Newton - Le - Willows, WA12 8BT

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23rd November 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 November 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 12 October 2022 Expired: 2 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

The site relates to a two storey red brick and render end semi-detached property in the Withington ward area of Manchester. The property features a front porch and bay windows to ground and first floor. Hardstanding is to the front with access along the side and garden to the rear. The property benefits from a two storey rear outrigger with a small single storey projection to the side which wraps around the outrigger with a further projection on the rear. A further single storey projection is sited along the shared boundary with the adjoining semi detached property no. 61 Heaton Road. A detached garage is sited along the rear boundary with no. 2 Delaine Road.



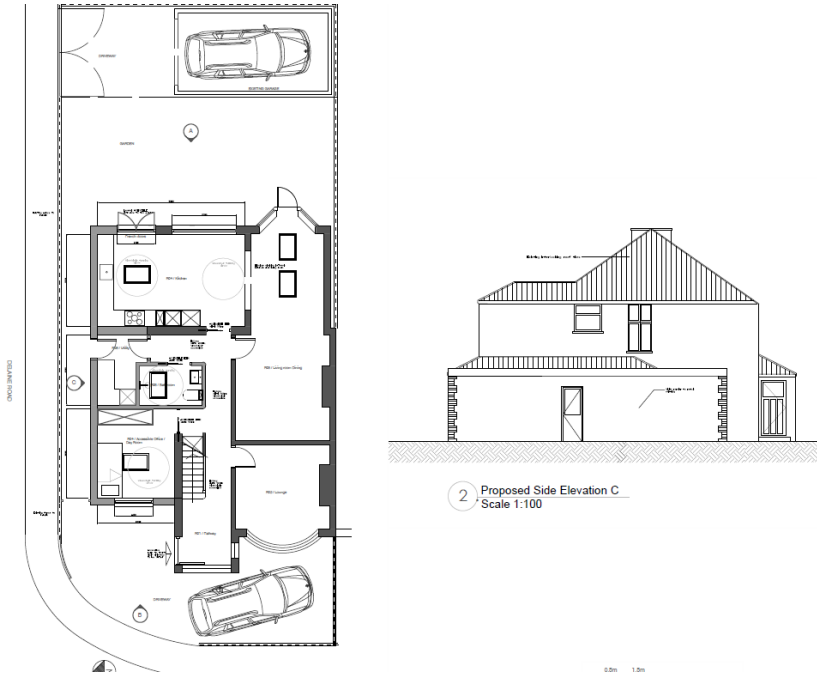
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of a single storey extension to the side 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 have been received as a result of this proposal.

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 EN19 Waste
- 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:

050351/FH/SOUTH1/96 - Application Refused - 06.09.1996 Two storey extension at side and rear of dwellinghouse to form dining room and conservatory with 2no. additional bedrooms and shower room over

028724 - Application Approved - 30.04.1987 Single storey kitchen extension and breakfast room extension at side and rear of house, and construction of a porch to the front of the property

031004 - Application Approved - 22.04.1988 Construction of a new bedroom at 1st floor level and alterations to ground floor extension previously approved under ref F28724

068568/FH/2003/S1 - Application Refused - 02.12.2003 Erection of part two storey and part single storey side and rear extensions

Residential Amenity

The applicant is proposing to erect a single storey extension to the side to form additional living accommodation.

The extension would be set back from the front wall of the property measuring approximately 1.2m extending towards the side boundary by 2.7m in width and rearwards extending the length of the property measuring 10.m. The extension would be in line with the existing rear projection at ground floor. The height of the proposal would be 2.650m with a flat roof and the inclusion of two roof lights.

It is considered that given the location of the proposed extension together with the retained gap to the boundary that the introduction of a single storey extension in location would not provide any undue harm. The boundary treatment is high, and the height of the proposed roof would sit in line with the eaves of the existing side projection. This is considered would give limited views within the street scene.

A window is proposed on the front elevation, a door is proposed on the side elevation and French doors on the rear. Given the location of the doors and window, it is not anticipated that there would be any overlooking or loss of privacy.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible. On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. In addition, no comments or objections have been received from local residents notified of this application.

The development would be located to the side of the property and benefits the needs of a disabled user residing at the property requires ease of access within the property, therefore in this instance the proposal is considered acceptable and therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Siting, scale and massing

The proposed extension would be sited along the side wall of the property and is considered to be comparable in size to many others found in the area. The extension 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 extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching brick as specified in the application form with a PVC membrane for the roof as specified in email received 23rd November 2022. The design is detailed as what is normally expected of such a structure and would not adversely 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

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

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.

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 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

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. No significant problems have arisen during the consideration of this 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:

Received on 3rd October 2022 numbered 150.01 Proposed Plan and Side Elevation

Received on 3rd October 2022 numbered 150.03 Proposed Floor Plan, front and rear 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 of the extension hereby permitted 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.

Appendix 1 – List of consultees & neighbours notified

61 Heaton Road, Manchester, M20 4GW
56 Heaton Road, Manchester, M20 4GW
7 Delaine Road, Manchester, M20 4QP
5 Delaine Road, Manchester, M20 4QP
3 Delaine Road, Manchester, M20 4QP
2 Delaine Road, Manchester, M20 4QP
1 Delaine Road, Manchester, M20 4QP
54 Heaton Road, Manchester, M20 4GW

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
Area Team Boundary - Name: SOUTH AREA