

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134474/FH/2022

Date registered valid: 25 July 2022

Proposal: Erection of single storey rear extension together with raised patio area and associated ramped access together with the installation of front ramped access to property

Address: 235 Barlow Moor Road, Manchester, M21 7QL

Ward(s): Chorlton Park Ward

Applicant: Mr Neil Brickles, 235 Barlow Moor Road, Manchester, M21 7QL

Agent (if any): Mr Neil Brickles, Manchester City Council Poland Street, Unit 1, Manchester, M4 6AZ

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

Recommendation: Approve

Date of recommendation: 14th September 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	Site photos submitted, no site entry
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 3 August 2022 Expired: 24 August 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 semi detached property in the Chorlton Park ward area of Manchester. Hardstanding is located at the front of the property with a proportionate size garden to the rear and access along the side. The property features a single storey outrigger on the rear. A garage and shed are situated along the shared boundary with the adjacent office block.



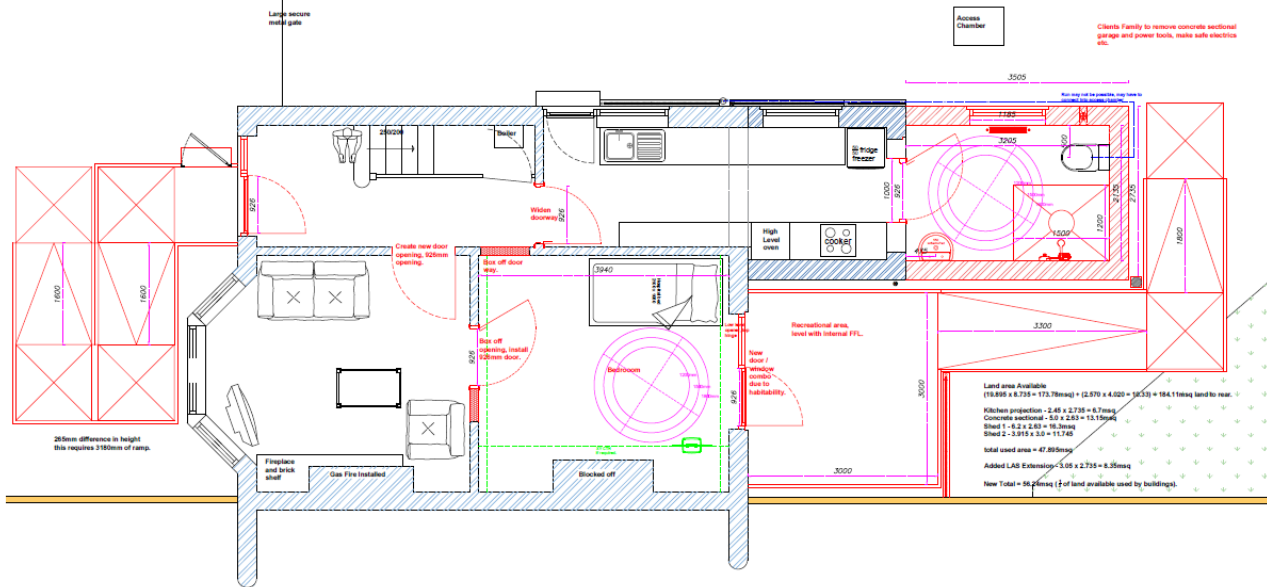
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character.

Description of development

The applicant is proposing to erect a single storey rear extension together with raised patio area and associated ramped access together with the installation of front ramped access to property



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There have been no comments received in respect of this application.

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.
- o 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. 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. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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

There are no applications relating to this site.

Residential Amenity

The applicant is seeking to extend the property by erecting a single storey rear extension together with raised patio area and associated ramped access together with the installation of front ramped access to property. The proposed single storey extension would project off the rear wall by 3.5m extending partway across the rear wall measuring a maximum of 2.73m wide with a retained gap to the shared boundary with the adjoining property no 237 Barlow Moor Road. The height of the extension would be 3.8m approximately to ridge with a dual pitched roof leading off a mono pitch sloping roof.

There is a window proposed on the side elevation facing the boundary of the adjacent offices, however, given the height of the boundary treatment together with the gap retained, it is considered that there would be no overlooking or loss of privacy given by this window.

The proposal is in line with City Council's saved Policy DC1 of 3.65 metres and there have been no objections from the adjoining properties. The extension is required for the use by a disabled resident to allow additional living accommodation and therefore complies with DC1.5 of the UDP.

The extension would not be visible from the public highway and therefore would not feature within the street scene. The character of the area has been retained, the appearance is considered to be acceptable and its impact upon visual amenity is considered negligible.

It is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, It is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Raised Patio and Access Ramp

The applicant seeks to create a patio area leading off the rear access of the property. This would measure 3.0m in projection and 3.0m in width. The ramped access would lead off the patio measuring 3.3m in length with a resting area and a return across the rear of the extension and would have handrails. In addition, the applicant proposes the installation of an access ramp to the front of the property for access and egress. The ramp would measure a total of 3.6m in projection from the front entrance of the property and would have handrails. It is considered that the ramps together with the proposed extension would retain adequate amenity space to the front and rear of the property.

No comments or objections have been received from the local residents notified of this application. The ramp to the front and rear occupies a relatively small footprint and is not thought to impact the residential amenity of surrounding residents as they will not overshadow or overlook the neighbours' gardens or houses due to the distances between the properties.

The development benefits the needs of a disabled user residing at the property and requires access to and from the property, therefore in this instance the proposal is considered acceptable and 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 proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. 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 metal in design, silver treads and black handrails on flags front and rear for the ramps and brick and tie to match existing property as specified in the application form.

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.

Waste management

The storage of bins are not affected by this proposal as adequate space to the rear is retained. Therefore, the bins would accord with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal complies with the above policies; it received no objections, and the City Council recognises the importance of adapting homes to suit changing household needs and accommodate disabled residents. The single storey rear extension and ramped access would improve the safety and comfort of the dwelling for the resident, allowing them to remain

independent in their own home, therefore development may commence in accordance with the following conditions.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and 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

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 14th September 2022 Proposed Side Elevations

Received on 14th September 2022 Proposed Front and Rear Elevations

Received on 14th September 2022 Proposed Ground Floor Plan

Received on 14th September 2022 Proposed Site Plan showing Ground Floor

Received on 14th September 2022 Design and Access Statement

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 hereby permitted shall match those as specified on the application form 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

1 Aldermay Road, Manchester, M21 7QW
237 Barlow Moor Road, Manchester, M21 7QL
2A Derwent Avenue, Manchester, M21 7QP

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