

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135047/FH/2022

Date registered valid: 27 September 2022

Proposal: Erection of a single storey side and rear extension, along with associated elevational alterations, to form additional living accommodation, following demolition of existing garage.

Address: 24 Leacroft Road, Manchester, M21 7GW

Ward(s): Chorlton Park Ward

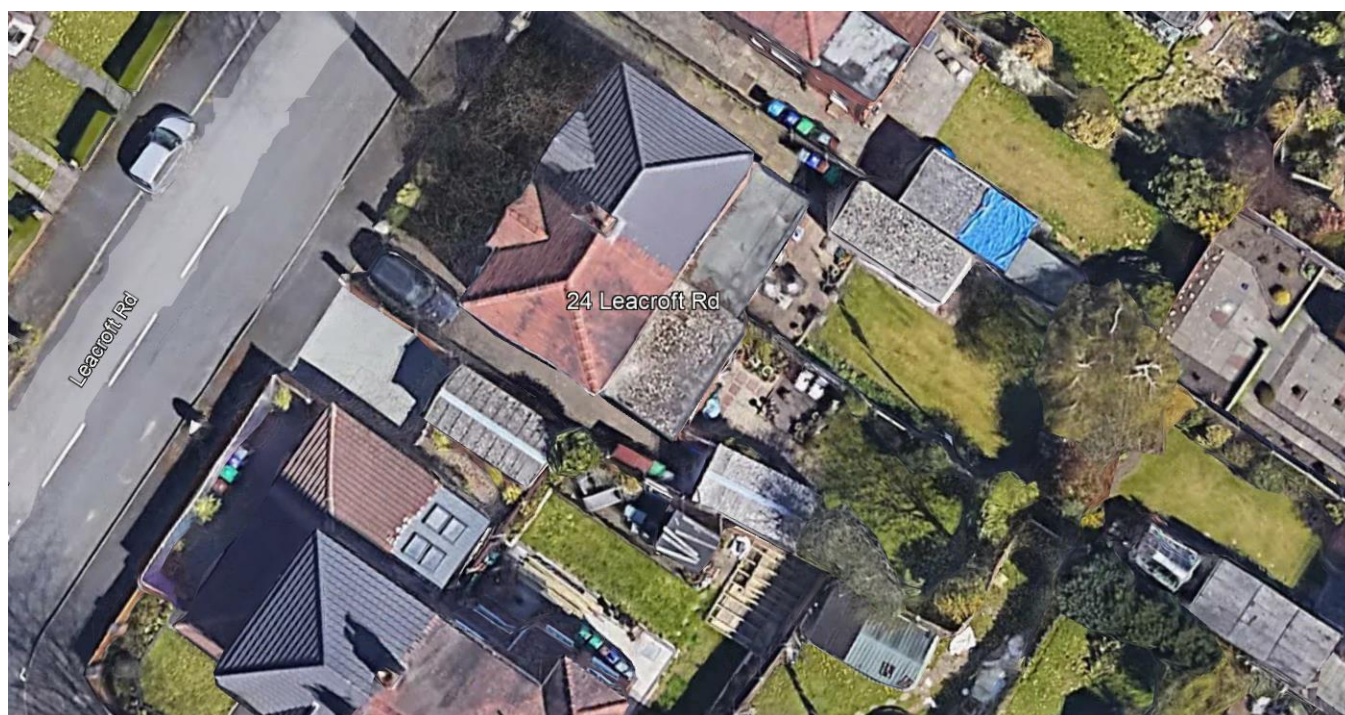
Applicant: Shannon and Colin Conway and Harrison, 24 Leacroft Road, Manchester, M21 7GW

Agent (if any): Mrs Paula Butterfield Groves, Butterfield Architecture Ltd 102 Roseneath Road, Manchester, M41 5AZ

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

Recommendation: Approve

Date of recommendation: 22 November 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 November 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 4 October 2022 Expired: 25 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

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 reddish brown brick with a slate hipped roof and front bay windows. The property features a historic single storey rear extension and a detached garage to the rear. The plot includes a large front garden and driveway with access down the side to the rear garden.

Description of area

Leacroft Road lies within Chorlton Park, south of Barlow Moor Road. The area is residential in nature and characterised by a range of family dwellinghouses, mainly arranged in semis but with a couple of terraces sited opposite No.24.

Description of development

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

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, 1995) - 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 side and 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 – The proposal entails part-demolishing the existing detached garage to the rear of the dwellinghouse to link this with the existing rear extension and a new extension along the side. The replacement extension would project 2.63m to the side, with a depth of 5.78m beyond the existing rear and a maximum height of 3.8m. It would leave a gap of 0.3m to the side boundary shared with No's 100 and 102 Darley Avenue and is set back from the principle elevation by 0.44m. The rearward depth of the extension exceeds the limit stipulated within policy DC1 (of 3.65m) however the garden can easily accommodate it, it has a relatively low roof height and it replaces the long-standing garage which projects further as existing, hence the siting, scale and massing is considered acceptable.

Appearance and visual amenity – The extension is to be constructed of brickwork and roof slates to match the existing dwellinghouse at the side and front, with a flat green roof and square zinc tile cladding to the rear element. From the street it will have a traditional appearance with a mono-pitched tile roof over a set of garage/store doors, in-keeping with the property. To the rear it would have a contemporary appearance, which is acceptable given the siting and high-quality materials. The green roof would feature 4no rooflights as well as 9no solar panels and an electric vehicle charging point is proposed for the front elevation. A large set of crittal bi-fold doors would be inserted within the rear elevation of the existing extension, and another set within the side elevation of the new extension, facing onto the existing rear decking. Given the traditional design of the front and side elevations, the proposal is considered to have little impact upon the Leacroft Road streetscene, pursuant to policies DM1 and SP1.

Residential amenity – The extension would be sited 0.16m from the boundary shared with No's 100 and 102 Darley Avenue, whose rear gardens abut the side boundary of the application site at 90 degrees. Although the extension has a large depth along this boundary, it is sited over 5m from the nearest neighbouring property, is only 3m in height and is orientated north of these neighbours, hence the proposal is not considered to cause overbearing or overshadowing issues for No's 100 and 102. To the north the adjoining semi, No.22, features its own 3.5m rear extension which adjoins the existing rear extension. The proposed side/rear extension would be sited over 4m from this shared boundary at its closest point, hence overshadowing and overbearing issues are not expected for this neighbour also. The crittal style glazed bi-fold doors would face this boundary, however a tall garden fence with established planting separates the gardens and provides adequate screening. No objections have been received from the local residents notified of this development and due to the siting, orientation and height of the extension, it is not thought it would cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, pursuant to policies DC1, DM1 and SP1.

Conclusion – The proposal broadly complies with policies DM1, DC1 and SP1 and the NPPF, did not receive any objections and is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or 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 significant problems 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 drawings numbered: 001, 101, 200, 201, stamped as received by the City Council as Local Planning Authority with the planning application on the 27th September 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 stated on the submitted drawings, including:

- Brickwork to match existing
- Roof slates to match existing
- Flat green roof
- Square zinc tile cladding

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

102 Darley Avenue, Manchester, M21 7GG
40 Aldermay Road, Manchester, M21 7QN
23 Leacroft Road, Manchester, M21 7GW
22 Leacroft Road, Manchester, M21 7GW
21 Leacroft Road, Manchester, M21 7GW
98 Darley Avenue, Manchester, M21 7GG
100 Darley Avenue, Manchester, M21 7GG

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)
Susceptible to Surf Water Flood (Less)
Area Team Boundary - Name: SOUTH AREA