

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135058/FH/2022
Date registered valid: 27 September 2022
Proposal: Erection of a two storey front extension and single storey rear extension.
Address: 252 Hollyhedge Road, Manchester, M22 4GQ
Ward(s): Sharston Ward
Applicant: Milena Kalaitsidou, 252 Hollyhedge Road, Manchester, M22 4GQ
Agent (if any): Tomislav Vuletic, FLOCC Studio Limited, 157 Harcourt Street, Stockport, SK5 6UP
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: 10 October 2022 Expired: 31 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 end-terrace C3 dwellinghouse of brown brick with a steep hipped roof and front-facing gable. The property has not yet been extended and the plot includes a large paved front garden/driveway, with side access to a generous rear garden.

Description of area

Hollyhedge Road runs east to west through Wythenshawe, from Styal Road to Roundthorn industrial estate. This section of it is predominantly residential in nature, with a variety of house types and styles.

Description of development

The applicant is seeking permission to build a two storey front infill extension to provide additional living accommodation in the form of a porch and W/C downstairs and larger bathroom upstairs.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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, revised 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 two storey front and single storey rear extensions 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 front extension would be sited to the right-hand side of the principal elevation, where the front door currently sits, creating a porch and w/c at ground floor and an extension to the bathroom above. It would project 1.7m, with a width of 3.16m, a height to eaves to match existing and a ridge set 0.6m lower than the main ridge. It would be sited 2.67m from the side boundary shared with No.250 and 5.6m from the front boundary shared with the public highway. The single storey rear extension would project 3.4m, occupying the full width of the original rear elevation, sited 0.17m from the party wall shared with No.254 and 3m from the side boundary with No.250. The roof would measure 2.7m to eaves and 3.6m to the ridge. This element would be built under the Larger Homes Extension scheme as it accords with the dimensions and other criteria and did not receive objections. The front extension would infill an existing space in the footprint without projecting past the original front and side elevations and is considered a subordinate addition due to its lowered height, small footprint and narrow

width. The works are deemed subservient to the host dwelling and sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extensions would be constructed of materials to match the existing house, including brickwork, roof tiles and uPVC windows/doors and this has been conditioned. The front extension would feature a front-facing gable with a pitch to match existing and which retains the curved hip to the side. It would feature a door at ground floor and an obscure bathroom window at first floor. Due to its siting it would feature within the street scene, however it is not considered to form an overly dominant feature given the scale, matching materials and setback from the highway. The rear would not feature within the streetscene and is also considered in-keeping with the character of the dwellinghouse and area, with a mono-pitched tiled roof containing 3no rooflights with bi-fold doors beneath. The proposed materials are appropriate and the design is in-keeping with the property and to be expected of such development, therefore the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor area.

Residential amenity – Due to its siting the extension is not expected to impact upon neighbouring occupiers. The front infill extension is north-facing and sited 2.67m from the nearest shared boundary. The rear extension is sited 3m from the side boundary shared with No.250 and, although just 0.17m from the party wall shared with No.254, this neighbour already features its own 3.5m rear extension. There are no windows proposed for side elevations. In addition to this, no objections have been received from the local residents notified of the development, therefore the proposal is considered acceptable in terms of residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF, it received no objections and it 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 wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 revised drawings numbered: 2.2, 3.2, 3.3, 5.3 and 5.4, stamped as received by the City Council as Local Planning Authority on the 18th November 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 of the existing building, as specified on the submitted application form and the revised drawings.

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

44 Covert Road, Manchester, M22 4GR
255 Hollyhedge Road, Manchester, M22 4QD
254 Hollyhedge Road, Manchester, M22 4GQ
250 Hollyhedge Road, Manchester, M22 4GQ
9 Merrick Avenue, Manchester, M22 9XS
15 Merrick Avenue, Manchester, M22 9XS
13 Merrick Avenue, Manchester, M22 9XS
11 Merrick Avenue, Manchester, M22 9XS

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 45M
Area Team Boundary - Name: SOUTH AREA