

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134962/FH/2022
Date registered valid: 16 September 2022
Proposal: Erection of a single storey rear extension and first floor side extension
Address: 23 Lancelot Road, Manchester, M22 5JN
Ward(s): Sharston Ward

Applicant: Mr Sabu Chacko, 23 Lancelot Road, Manchester, M22 5JN
Agent (if any): Mr Chris Wilkinson, CD Wilkinson Plans, 5 Highmeadow, Outwood, M26 1YN
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15th November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14.11.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 26 September 2022

Expired: 17 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

The property that is the subject of this householder application is a 2 -storey detached property that is located at the junction of Lancelot Road and Goldie Avenue in the Sharston ward of the City. The front and sides have been rendered, with the rear in the original brick-work. It has a render and railing boundary fence around the front and side of the property with a high dense conifer hedge along the side boundary with Goldie Avenue. There are timber panel fence and gates to the side that lead into the rear garden. There is currently a single storey conservatory on the rear. Parking for several vehicles is provided in curtilage to the front and side of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of mainly semi- detached houses with detached properties holding the corners.

Description of development

The proposal is for a first- floor side extension above the existing ground floor along the common boundary with number 21 Lancelot Road, together with a single storey mono-pitch extension on the rear of the property following the demolition of the existing rear conservatory. The roof to the first floor is hipped and set down from the ridge of the host property and would be in line with the host property. The single storey rear extension would provide additional accommodation in the form of an open plan kitchen diner. On the first-floor side it would provide extended accommodation to the existing bedroom and bathroom. There would be one window in the side elevation that would be obscurely glazed and top third opening light only.

The proposed materials will match those of the existing property.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

Policy

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 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 extending an existing residential property in an established residential area is considered acceptable subject to there being 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 to indicate otherwise.

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.

Residential Amenity

The proposed first floor extension would sit above the existing ground floor along the common boundary with number 21 Lancelot Road. It is proposed to have one window in the side elevation at the first floor, however this would be obscurely glazed and have a 1/3 opening top light which would be greater than 1.7m above the ground level. There are no windows on the opposite elevation of number 21 Lancelot Road to the first floor with the windows only serving the ground floor on this elevation. It would appear from the first -floor elevation of number 21 that windows have been previously bricked up. The remaining proposed windows are proposed in the front or rear overlooking the applicants own garden. A condition has been attached regarding the side bathroom window on the first floor element to ensure that the window is obscurely glazed.

There is already physical development along this boundary, and with only windows to the ground floor of the neighbouring property, it is not considered that the proposed first floor addition would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. The single storey extension on the rear has a similar projection to that of the existing conservatory but will run the full width of the property to the rear. There is

currently a timber canopy adjacent to the conservatory, which will also be demolished to facilitate the single storey rear extension.

Visual Amenity

The proposed roof would be set down lower than the existing roof and would be of a hipped design. This retains subservience when viewed in the context of the existing property, and within the street scene. The majority of the properties within the area have a hipped roof and so it would assimilate well with the character of the area.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

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 result in an overbearing impact upon the residential amenities of surrounding properties. The roof design also reduces the massing on the common boundary with number 21 Lancelot Road. 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

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 matching materials by way of brick and tile as specified in the application form. The existing property is a combination of brick tile and render. The design is typical of extended properties within the area 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.

Disabled access

Not impacted

Bins

Bins storage would not be affected by this proposal as there is a large gap on the side elevation on its boundary with Goldie Avenue which does not form part of any of the area of development and would be retained to the shared boundary.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

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 and with the attachment of appropriate conditions.

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:

01 -Proposed Floor Plans and Elevations- received 16th September 2022

Location Plan- received 16th September 2022

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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local

Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the proposed window in the new gable elevation facing number 21 Lancelot Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

26 Lancelot Road, Manchester, M22 5JN
10 Pasture Field Road, Manchester, M22 5JU
16 Goldie Avenue, Manchester, M22 5JL
10 Goldie Avenue, Manchester, M22 5JL
8 Pasture Field Road, Manchester, M22 5JW
28 Lancelot Road, Manchester, M22 5JN
21 Lancelot Road, Manchester, M22 5JN
8 Goldie Avenue, Manchester, M22 5JL
14 Goldie Avenue, Manchester, M22 5JL
12 Goldie Avenue, Manchester, M22 5JL

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 - Within Outer Area
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Area Team Boundary - Name: SOUTH AREA