

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134840/FH/2022

Date registered valid: 1 September 2022

Proposal: Erection of a single-storey rear extension and canopy together with a hip-to-gable conversion and installation of rear roof dormer to the rear

Address: 26 Springbridge Road, Manchester, M16 8PW

Ward(s): Whalley Range Ward

Applicant: Mr Azmat Mohammed 26 Springbridge Road, Manchester, M16 8PW

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square,
Devonshire Street North, Manchester, M12 6JH

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13.10.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 September 2022

Expired: 28 September 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 semi-detached house with bay windows to the front, a driveway to the side with gardens to front and rear. It benefits from off road parking, and the boundary treatments to the front comprise of low brick wall with planting behind. The side and rear boundaries are timber panel fencing and very established tree planting. There is an original outrigger on the rear together with a single storey garage on the side which starts back down the side of the property towards the rear of the property, and extends into the rear garden along the common boundary with number 24 Springbridge Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature, with a variety of house types ranging from Edwardian Semi-detached to Victorian villa style properties. Many have retained the original boundary treatments.

The area benefits from being in close proximity to the a number of green spaces and local schools, such as William Hulme Grammar School Academy, Kassim Darwish Grammar School and Whalley Range High School. It is also a short distance to Chorlton District Centre, which contains a variety of retail services and amenities and the tram stop in Chorlton.

Description of development

The proposal is for the erection of a single-storey rear extension and canopy together with a hip-to-gable conversion and installation of rear roof dormer. This is following the demolition of the original outrigger and partial demolition of the rear of the garage. The result will be a squared off extension with an additional canopy.

Consultations & Notification Responses

Local residents were informed- 1 representation was received, which did not raise objections to the proposed works, and only requested that the works be carried out at reasonable hours such as 8:00 am to 6:00 pm on weekdays.

Issues

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 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 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 proposal is for the erection of a single-storey rear extension and canopy together with a hip-to-gable conversion and installation of rear roof dormer. The principle of extending residential accommodation in an established residential area is considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity - The proposal by reason of its orientation within the rear garden, should not give rise to overshadowing, overlooking or loss of privacy to the detriment of the amenity currently enjoyed by the adjoining occupants at numbers 24 and 28 Springbridge Road. There are no windows in any of the side elevations of the proposed rear extension or dormer extension. There is one window in the gable elevation facing number 24 Springbridge, however as this only serves an office a condition will be attached to any consent granted requiring this to be obscurely glazed.

Whilst the rearward projection results in a good- sized extension on the property, there are currently physical structures in the form of the existing outrigger and the existing garage on the common boundaries with the neighbouring dwellinghouses. As such developments in these locations are not a new feature. The neighbouring property at 28 Springbridge has development to the adjoining boundary with number 26 Springbridge Road, which reduces much of the impact as a result of the proposed works.

There would be sufficient usable amenity space retained post development for the occupants of number 28 Springbridge Road.

It is not considered that the proposal would have a detrimental impact on either the character of the property or the residential amenity currently enjoyed by the neighbouring properties. It is considered that the proposed extensions would not affect the amenities of the occupiers of neighbouring residential properties, pursuant to Policies DC1, DM1 and SP1

Siting - The existing kitchen outrigger is to be demolished and the proposed extension would be built across the full width of the existing rear elevation of the property and would encompass the area that currently projects from the rear in the form of the garage down the side and rear. The overall depth of the proposed single storey extension would be similar to that of the existing garage. The outrigger on the common boundary with number 28 Springbridge is a mono pitch roof on the proposal side of the boundary and also across the boundary side of number 28 Springbridge which currently forms one dual pitched building. The proposed canopy structure would be a lightweight structure. As such there have historically been physical structures along both the common boundaries with both 24 and 28, and the siting of the proposed replacement development is considered acceptable. The proposal broadly accords with saved UDP Policy DC1 and policies SP1 and DM1 of the Core Strategy.

Design and Appearance - The design appears to be in keeping with the character of the properties in the area, The majority of the proposed works would not be visible from within the street scene, as the front of the garage is to be retained and would look no different when viewed from the front of the property, and, it is stated that the materials would match that of the existing house. The hip to gable would match those of several of the neighbouring properties and number 24 and number 22 have gable elevations, together with several properties within the vicinity of the proposal site that have had the benefit of hip to gable conversions.

Scale and massing - The single storey extension would extend across the full width of the rear elevation of the property, and have a rearward projection of 6.2 metres off the rear elevation (including canopy). The existing outrigger has a 5.9 metre projection and the existing garage 7.1 metres. The extension therefore is only slightly longer on it's boundary with number 28 Springbridge Road. An extension of 6 metres could be carried out under the Larger Homes legislation subject to there being no objections received. The rear would be fitted with patio doors and 2 roof lanterns on the flat roof closest to the rear elevation, and three Velux type roof lights over the open plan kitchen area. The dormer would be set in from the edges of the roof slope and set back from the edge. The extensions proposed retain subservience, and the proposals are considered to be in accordance with saved policy DC1 and DM1 of the Development Plan for Manchester.

Design and Appearance - The proposed extensions are only single storey are not highly visible from within the street scene. The materials to be used would match those of the existing property, with the design taking on a contemporary approach. The structures are lightweight with glazing along most of the rear elevation. The canopy is fully open sided and the dormer will assimilate into the rear roof plane given the materials proposed will match those of the existing roof slope.

It is not considered that the proposals would impact on views within the street scene. It is therefore considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Scale and massing - The proposed extensions are of a domestic scale, and comparable to other developments within the area. Whilst it is acknowledged that the rearward projection of the proposed extensions is of a good size, part of that is the canopy and there are also structures along the common boundaries of a similar scale. as such it is considered that the scale and massing is acceptable and is considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and Policy DM1 of the Core Strategy.

Parking - The proposal has no impact upon the level of in curtilage parking.

Refuse bin storage - The storage of refuse bins is currently alongside the property, that shall remain the situation post development and accords with policy EN19 of the Core Strategy.

Comments on representations received- For a modest development of this nature, an hours condition would not be attached, however, should the hours of working be excessive, there are other mechanisms through public protection (Environmental Health) to control this.

Conclusion - The proposal is considered acceptable in this location, in terms of design, scale and massing. The proposal would allow the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene. The proposal therefore complies with Policies DC1, DM1 and SP1.

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:

A1084(02) AP003 Rev P6- Proposed Southern and Eastern elevations received 22nd September 2022

A1084(02) AP004 Rev P6 - Proposed Northern and Western elevations received 22nd 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 24 Springbridge 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

43 Springbridge Road, Manchester, M16 8PW
Scout Hut Rear Of English Martyrs Church, Alexandra Road South, Manchester, M16 8GF
English Martyrs Presbytery, Alexandra Road South, Manchester, M16 8GF
28 Springbridge Road, Manchester, M16 8PW
24 Springbridge Road, Manchester, M16 8PW
47 Springbridge Road, Manchester, M16 8PW
45 Springbridge Road, Manchester, M16 8PW

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