

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134291/FH/2022

Date registered valid: 7 July 2022

Proposal: Erection of a single storey front extension to form additional living accommodation

Address: 196 Wythenshawe Road, Manchester, M23 0PF

Ward(s): Northenden Ward

Applicant: Mr Ayodeji Olakolu, 196 Wythenshawe Road, Manchester, M23 0PF

Agent (if any): Mr Victor Omosibi, No1 Old Trafford, 4 Wharf End, Apartment 11113, Trafford Park, Manchester, M17 1HY

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

Recommendation: Approve

Date of recommendation: 1 September 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 August 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 18 July 2022 Expired: 8 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to a large two storey detached C3 dwellinghouse located opposite Wythenshawe Park on the western side of Wythenshawe Road. This property contains both front and rear gardens and the property incorporates an integral garage and single storey rear extension. The property also appears to have been historically extended at first floor to the sides.

Description of area

The surrounding area is predominantly residential in nature comprising of two storey semi-detached and large detached dwellinghouses. The area also has a large open recreational and green space in the form of Wythenshawe Park opposite.

Description of development

The applicant is seeking permission to build a single storey front extension to form a porch and additional living accommodation. Previously the extension was approved under application 130890/FH/2021 and then an NMC application was submitted for changes to the height and glazing, which was refused due to the material nature of an increase in height. This is a new FH application for those same changes.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments have been 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, 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 this policy document.



Issues

Principle – The principle of building a single storey front 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 proposed extended porch would be built at the front of the property to provide new entrance to the dwellinghouse. The proposal would have a forward projection of 2.37m reducing to 1.67m, a width of 8.5m. The extension would have a flat roof with a height of 3.6m. The previous approval allowed for a height of 3.45m and this small increase is the only change to the proposal's dimensions. The proposal would be set away from the shared boundaries with the adjoining neighbours and therefore would not result in any overshadowing or be overbearing on the neighbours. Overall, it is considered that the dimensions described above would not result in a bulky or large addition to the property that

fails to be subservient. Given the gaps to the shared boundaries, setback from the highway and the large plot, the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The proposal is designed in a contemporary style which, although differs to the host dwellinghouse, would not detract from the original character nor harm the visual amenity of the streetscene, particularly given the setback from the highway. The choice of materials will add some interest to the proposal helping to highlight and raise the design. Hence the character of the house and area should not be significantly harmed by these works.

Residential amenity – The development has been submitted to primarily convert the garage space into living accommodation to provide an additional bedroom with en-suite that would be accessed from an extended living room. Enabling people to adapt their houses in appropriate ways to meet changing household needs is a key consideration of the saved UDP policy DC1. If the proposed development is approved there would still be sufficient space for outdoor amenity and parking to the front. The siting, scale and massing of the proposal has been discussed previously in this report and are found not to cause any detrimental impact on residential amenity. In addition to this, no objections were received from the local residents notified of the development, nor any other party. It is considered that the proposal broadly accords with residential policies DC1, DM1 and SP1.

Conclusion – The only changes to the original approval include a changed roof height and style and slightly different arrangement of glazing in the right hand side. The storage of refuse and provision of off-street parking would remain as existing. The proposal accords with policies DM1, DC1, SP1 and the NPPF, did not receive any objections and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence 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. 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 following drawings and documents:

WYN_011 Revision A, WYN_010 Revision A, WYN_009 Revision A, WYN_008 Revision A, WYN_007 Revision A, WYN_006 Revision A and WYN_001 Revision A stamped as received by the City Council as Local Planning Authority, on the 29.06.2021

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 extension hereby permitted shall match those specified on the submitted application form and 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

198 Wythenshawe Road, Manchester, M23 0PF
194 Wythenshawe Road, Manchester, M23 0PF
5 Leycett Drive, Manchester, M23 0RU
3 Leycett Drive, Manchester, M23 0RU

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