

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134771/FH/2022

Date registered valid: 24 August 2022

Proposal: Erection of single storey rear and part single/part two storey side extensions following demolition of existing rear outrigger and conservatory together with the erection of a single storey front porch

Address: 4 Copley Road, Manchester, M21 9WT

Ward(s): Chorlton Ward

Applicant: Mr Robert Lawton, 4 Copley Road, Manchester, M21 9WJ

Agent (if any): Mr Tony Royle, TSR Architectural Services, 6 Copperfields, Chew Moor, Lostock, Bolton, BL6 4HZ

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

Recommendation: Approve

Date of recommendation: 18.10.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17.10.2022

Standard consultations:

Printed: 1 September 2022

Expired: 22 September 2022

Neighbour notifications

Printed: 1 September 2022

Expired: 22 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 planning application is a part brick part render 2 storey semi -detached house. It is located within the Chorlton ward of the City. The property has garden area to the front and rear, and off- road parking for a car. There is currently a single storey conservatory on the rear, an original single storey outrigger and a free -standing garden store. All three would be demolished to facilitate the proposed extensions. The property sits on a good- sized plot, the boundaries to which comprise of low wall, and timber panel fences between properties, together with established tree and shrub planting. There is a large gap between the neighbouring properties at number 4a and 4b Copley Road and 6 Copley Road.

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 properties of a similar age and design to the application property and Ryebank Fields sits to the far north of the site. Copley Road is close to the border of Trafford Borough Council.

Description of development

The proposal is for the erection of a single storey rear extension with a part single part 2 storey side extension. The extension to the rear would project 3.5 metres and run the full width of the existing house plus a further 1.5m towards the boundary with 4a Copley Road.

The part single part 2 storey side extension is set back considerably from the front and would run alongside the property down the common boundary with number 4a Copley Road for 8 metres. The 2 storey element would be a central section and would be 2.785 metres long by 1.54 metres wide. The height is also set down considerably from the ridge of the host property.

The works proposed would require the demolition of the outrigger, conservatory and free-standing building.

The proposed materials would match those of the existing property and the fenestration would comprise of high-level windows to the side elevation with an oriel window, door and patio doors on the rear. The additional accommodation created would be in the form of shower room and heat pump plant room together with an open plan family kitchen / dining room. To the first floor would be a shower room. To provide additional natural lighting, there would be three Velux type windows within the roof of the single storey rear extension

Consultations & Notification Responses

Local residents were informed- 2 representations have been received, the main points being as follows:

Given the proximity of the proposed development to our boundary fencing we would want to ensure that the development complies with Fire Regulations.

I would not want to see the fence removed to be replaced with a 3.5m brick boundary wall.

Trafford Borough Council- No objections to the proposal.

Issues

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, 2021) in particular:

- 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 a part single part 2 storey side and single storey rear extensions to provide additional living accommodation for a family dwellinghouse in an established residential area is considered acceptable, given the provisions of saved policy DC1 of the UDP. 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 two storey extension is a very modest addition to the property being only 2.7m by 1.54m. There would be 1 high level window serving the proposed shower room on the side elevation. The remainder of the proposed works would be single storey. The extension to the rear would be in the same location as the conservatory to be demolished with less of a rearward projection. Given the orientation of the extensions in relation to the neighbouring properties, the siting scale and massing of the proposed extensions are considered acceptable.

Residential Amenity

The side element would be setback considerably from the principle elevation and retains 0.85m to the common boundary. The porch would project 0.52 metres from the front elevation and would have a width of 2.95m, meeting up with the bay. Due to the location of the property and gap to the side boundary, the development gap is capable of being shared and the proposal would not form a terracing effect and the setback and lower ridge ensure a subservient appearance. The rear element accords with the limit stipulated within policy DC1 of 3.65m and therefore the proposal is considered subservient to the main house and appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1. The proposal would not result in overlooking or overshadowing, and whilst it is acknowledged that the boundary between number 2 Copley would be more solid than with the current conservatory, it is still in line with saved policy DC1 and Core Strategy DM1.

Appearance and visual amenity - The extension would be part matching brickwork and part rendered in white, with matching roof tiles and double glazed uPVC windows/doors, all to match the existing house, which has been conditioned. The porch would feature a mono-pitched roof and windows either side of the new door. Both the single and 2 storey side extensions feature high level windows at first and ground floor in the side and rear elevations, to match existing, as well as an oriel window and patio glazed doors opening onto the garden from the rear extension, which would feature a mono-pitched roof. The extension features a setback and lowered ridge to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension would not lead to a terracing effect nor form an obtrusive feature within the street scene. The extension is to be built of appropriate materials, is standard in design and is in-keeping with the character of the area.

Parking and refuse - The off-street parking arrangement will remain as existing, with space for 1 car. A gap of 0.85m to the boundary is to be retained at the point of the extension on the side, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Comments on representations made- The issue with regards to ensuring that the boundary treatment is in accordance with Fire Regulations is something that would be determined under Building Regulations legislation. It is acknowledged that there would be a more solid brick boundary between numbers 2 and number 4 Copley, however, there is already a structure in this location, and given that a boundary could be erected between the 2 properties of up to 2 metres under permitted development, the extension at its maximum point is 3.85m and at its minimum point 2.8m. As such the impact is not considered to be so detrimental as to merit refusal.

Conclusion - The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not considered 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 works 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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

2) 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

TSR-21-12-08-002 Revision 08- Proposed Elevations and Floor Plans received 24th August 2022.

TSR-21-12-08-001 Revision 001 Proposed Site Layout received 24th August 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.

4) 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.

5) 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.

6) Before first occupation the proposed windows in the first- floor rear elevation and the high-level windows in the gable elevation facing 6 Copley 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

Trafford Council

5 Copley Road, Manchester, M21 9WT
71 Kensington Road, Manchester, M21 9WJ
69 Kensington Road, Manchester, M21 9WJ
4B Copley Road, Manchester, M21 9WT
8 Copley Road, Manchester, M21 9WT
6 Copley Road, Manchester, M21 9WT
3 Copley Road, Manchester, M21 9WT
2 Copley Road, Manchester, M21 9WT
1 Copley Road, Manchester, M21 9WT
162 Kensington Road, Manchester, M21 9WK
160 Kensington Road, Manchester, M21 9WJ
160A Kensington Road, Manchester, M21 9WJ

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 (Middle) -
Area Team Boundary - Name: SOUTH AREA