

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134064/FH/2022

Date registered valid: 21 June 2022

Proposal: Erection of a single storey rear extension to provide additional living accommodation

Address: 26 St Werburghs Road, Manchester, M21 0TJ

Ward(s): Chorlton Ward

Applicant: Ms A Shakoor Annum Investments Ltd, 26 St Werburghs Road, Manchester, M21 0TJ

Agent (if any): Mr V Alyas Architek, 916 Stockport Road, Manchester, M19 3AB

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 July 2022 Expired: 4 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: No

Tree Preservation Order: NO

Description of site/building

The site relates to a two storey semidetached property in the Chorlton Park ward area of Manchester. Gardens lie to the front and rear with extensions to the sides and rear.

The roof is hipped with front porch and off-road car parking to the front.

Description of area

This is primarily a residential area in character.

Description of development

Erection of single story rear extension to form additional living accommodation.

Site History

133915/PDE/2022 Prior notification of proposed larger home extension projecting 4m to the rear with a maximum height of 3.75m and a height at eaves of 2.45m Turned Away

133574/PDE/2022 Prior notification of proposed larger home extension projecting 4.04m to the rear with a maximum height of 3.75m and a height at eaves of 2.45m Turned Away.

Consultations & Notification Responses

Local residents were consulted and one letter was received raising concerns that the extension abuts the adjoining properties wall. The applicant amended the scheme by pulling the wall away from the neighbouring property and a re consultation letter was sent to local residents informing them of the changes and no further representations were received.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property.
- b. The effect upon the amenity of the neighbouring occupiers.
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs.
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length

NATIONAL PLANNING POLICY FRAMEWORK

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (Adopted 11 July 2012)

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and well being of residents

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

CITY COUNCILS GUIDE TO DEVELOPMENT IN MANCHESTER 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES

RESIDENTIAL/VISUAL AMENITY

The submitted application is for the erection of a sloping roof single storey rear extension measuring 4m projection x 6m width x 3.8m at the highest point.

Fencing divides the adjoining property.

The application site relates to a semi detached property, which sits within a rectangular plot.

The proposed roof at the highest point measures 3.8m and diminishes in height to 3m, on balance it is considered that the proposal does not appear to pose a significant impact in terms of visual amenity.

It was also noted that properties within the immediate area have had rear extensions and therefore the modest extension would pose no visual or residential amenity upon the neighbouring properties of within the locality.

One patio door and two Velux windows are proposed on the rear elevation of the extension and the proposed openings do not pose issues in terms of residential amenity; overlooking or privacy due to the opening facing the rear garden. A condition shall be applied to any approval regarding no further windows in any of the elevations.

The proposed extension poses minimum impact upon loss of light and overshadowing as the orientation of the extension is westerly in direction and largely flanks the existing rear single storey of the neighbouring adjoining property. However due to the proposed size, scale and height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall, the proposed extension is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

DESIGN & APPEARANCE

The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The proposed extensions raised no concerns on public notification and the application has been determined in a timely manner.

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:

A103 P2, A105 P2, and A101 P2, stamped as received on the 27 July 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 extension hereby permitted shall match the existing dwellinghouse as specified on the submitted application form and approved drawings in Condition 2.

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.

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 drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

267 Brantingham Road, Manchester, M21 0DZ
28 St Werburgh's Road, Manchester, M21 0TJ
24 St Werburgh's Road, Manchester, M21 0TJ
265 Brantingham Road, Manchester, M21 0TP

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