

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134657/FH/2022
Date registered valid: 11 August 2022
Proposal: Erection of single storey side and rear extension and front entrance porch.
Address: 51 Heathside Road, Manchester, M20 4XH
Ward(s): Withington Ward
Applicant: Donna Kerrigan, 51 Heathside Road, Manchester, M20 4XH
Agent (if any): N/a
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 6 October 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 September 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 August 2022 Expired: 14 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red and common brick with a hipped red roof and round bay windows. The property features an original single storey rear outrigger with adjacent conservatory and a uPVC porch to the front. The plot includes a paved driveway to the front, access down the side and a garden to the rear.

Description of area

Heathside Road is residential in nature and characterised by similar interwar 3bed family dwellinghouses arranged in pairs along a curved street. The area benefits from its proximity to Ladybarn Park, Mauldeth Road train station and Withington District Centre.

Description of development

The applicant is seeking permission to build a single storey side and rear extension and front porch, following the demolition of the existing outrigger, conservatory and porch, to provide improved and enlarged living space.

Consultations & Notification Responses

Local resident, as per appendix 1 – No comments 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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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 these policy documents.



Issues

Principle – The principle of building a single storey side and rear extension and porch to provide additional living space for a family dwellinghouse is acceptable given the considerations 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 stepped side and rear extension would project 3.69m/5.65m to the rear spanning the full width and projecting beyond the side elevation by 0.79m with a setback from the principal elevation of 4.71m. This would leave a gap of 0.65m at the front and over 1m at the rear to the boundary shared with No.53. It would be sited very close (0.07m) to the boundary shared with the adjoining semi, No.49, which has a 3.25m rear extension. The extension would have a flat roof height of 3.45m. The replacement porch would occupy a very similar footprint as existing, with a depth of 1.32m, a width of 2.66m and a resulting footprint of 3.51m², with a height of 3m. This could be built under Permitted Development if it were reduced in area by just 51cm². The projection of the side/rear extension exceeds that which is stipulated with policy DC1 (of 3.65m) by 2m, however it only exceeds the existing conservatory by 1.8m

and up to 6m can be built under the Larger Homes Extension scheme if no objections are received. In addition to this, the deeper part of the extension is sited away from the shared boundaries and the existing outbuilding is to be removed, which is deemed acceptable. The side element accords with PD dimensions, less than half the width of the original property, and the porch is a similar size to many of the neighbouring porches. The extensions are considered to be subservient to the original dwelling, with acceptable siting, scale and massing, in line with policies DM1 and SP1.

Appearance and visual amenity – The extensions would be clad in vertical charred black timber cladding, with black ppc aluminium press metal coping to the parapet and black aluminium windows and doors, whilst the existing front uPVC windows would be sprayed grey. Although contemporary in nature, the materials would contrast well with the red brick and should not form overly prominent features within the streetscene due to the low profile, large setback of the side element and the small scale of the porch. Under permitted development porches do not have to match the rest of the dwellinghouse in terms of materials, hence the fallback position for this element would only be slightly smaller. An informative has been attached reminding the applicant that the cladding will need building regs approval for fire safety. The rear element would not be visible from the street and would feature large glazed sliding doors, a charred timber clad 2m high wall along the shared boundary and a charred timber planter attached to the rear elevation. Overall it is not considered that the works would significantly harm the streetscene of Heathside Road, pursuant to policies DM1 and SP1.

Residential amenity – The proposal is single storey with a maximum height of 3.45m, of which the deepest element leaves adequate gaps to boundaries. The rear is north-west facing and therefore the gardens and rear windows are in shade for most of the day as existing. The side/rear extension will cause slight overshadowing to No.53 in the late evening, however with the removal of the outbuilding, which is sited along the boundary, the light situation for this neighbour is arguably improved by the works. To the other side, the smaller projection would sit where the conservatory already existing, hence this neighbour would not be greatly impacted. The timber clad wall would have a height of 2m, hence this does not require permission. The only side-facing windows are to the ground floor toilet and utility which are not habitable rooms and which already exist in this location as existing, hence privacy is not considered to be impacted. In addition to this, no objections were received from local residents.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the street/area, therefore the development is deemed acceptable and may commence in accordance with the submitted drawings and 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. 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 drawing numbered 'A101', stamped as received by the City Council as Local Planning Authority on the 11th August 2022.

Reason - To ensure 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 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.

Informatives

1) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

40 Heathside Road, Manchester, M20 4XJ
38 Heathside Road, Manchester, M20 4XJ

36 Heathside Road, Manchester, M20 4XJ
52 Stephens Road, Manchester, M20 4XE
49 Heathside Road, Manchester, M20 4XH
50 Stephens Road, Manchester, M20 4XE
53 Heathside Road, Manchester, M20 4XH
48 Stephens Road, Manchester, M20 4XE

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)
Area Team Boundary - Name: SOUTH AREA