

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134649/FH/2022
Date registered valid: 23 August 2022
Proposal: Erection of single storey rear extension with screened terrace and proposed canopy over front entrance, together with the application of render to the existing two storey rear outrigger and associated elevational alterations.
Address: 194 Wythenshawe Road, Manchester, M23 0PF
Ward(s): Northenden Ward
Applicant: Kiran Kumar Prashar, 194 Wythenshawe Road, Manchester, M23 0PF
Agent (if any): Mr Vishal Verma, NU Concepts Ltd, Rutherford House, Warrington Road, Warrington, WA3 6ZH
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 18 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: 6 October 2022 Expired: 16 October 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 large front and rear gardens with mature planting and a driveway. The property incorporates an integral garage and historic two storey extensions to the front/side and rear.

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 rear extension with first floor terrace and a ground floor front canopy over the front windows and door, to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of objection was received following the initial notification: - *Regarding proposed extensions at 194 Wythenshawe Rd, I am concerned that my privacy would be compromised. The balcony would overlook my very private place on the patio that has a table etc. This place is completely secluded now and I can have a meal, or sunbathe, but an open balcony would be very intrusive. Could the side part of the balcony that overlooks my garden have a privacy barrier so people cannot overlook my garden?*

- No comments were received following the 2nd notification.



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 rear extension with first floor terrace and front canopy 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 single storey rear extension would project from the existing 3m two storey rear, spanning the width of the house at 11.75m. The extension would be in two parts, an 8.5m projection with an eaves height of 2.5m and max height of 3.7m, and a 5m projection with a first floor terrace above. The terrace would sit 3m above ground level, with a 0.9m balustrade to the rear elevation and 1.8m balustrades to the side elevations. The extension would be sited 2.1m from the boundary shared with No.196 and 1.7m from the boundary shared with No.192, both of which feature existing 3m extensions. The canopy to the front would extend from the main entrance across the lounge window, with a height of 3.5m and a depth of 1m, to come flush with the existing two storey front/side extension. The rearward projection exceeds the limit stipulated within policy DC1 (of 3.65m) and the limit afforded by the Larger Homes Extension scheme for detached homes (8m) however, given the generous gaps between properties and very large north-facing gardens (approx. 35m long, 16m wide). Given the adequate gaps to shared boundaries, the scale of the garden and the tall established planting along boundaries, the siting, scale and massing of the proposal is considered acceptable.

Appearance and visual amenity – The canopy to the front would feature roof tiles to match existing. The rear extension would feature roof tiles and white uPVC windows/doors to match existing, with smooth white render walls. The render would also be applied to the historic two storey rear extension, which would hide the fact it was built in a slightly different brick. The single storey rear extension would feature a clear glass balustrade with metal handrail and obscure glass privacy screens to the sides atop the flat roofed element, with a mono-pitched roof of standing seam metal over the larger projection. This would contain three large rooflights, with a large amount of glazing in the rear elevation. The proposal is large in scale and contemporary in design, however it would not be visible from the public highway and therefore would not feature within the street scene. In addition to this, there are examples of contemporary style, render and feature glazing along this section of Wythenshawe Road (see images below). Hence the character of the house and area should not be significantly harmed by these works.



Residential amenity – There are new ground floor windows proposed for the side elevation facing No.192 however these would face the neighbour's garage window at an oblique angle which is not considered to unduly impact upon privacy. An objection was received in response

to the initial consultation, citing concerns regarding the terrace and the opportunity for severe overlooking arising from its use. Negotiations took place and a 1.8m high obscurely glazed privacy screen has been included, which has been conditioned. This will direct users views down the long rear garden instead of neighbouring gardens and windows. Due to the scale of these large gardens, northern orientation, adjacent extensions and the siting away from boundaries, it is not considered that the works would cause overbearing or significant overshadowing issues for surrounding occupiers. In addition to this, no further objections were received from the local residents notified of the development following the inclusion of the privacy screens. It is considered that the proposal broadly accords with residential policies DC1, DM1 and SP1.

Conclusion – The storage of refuse and provision of off-street parking would remain as existing. The proposal broadly accords with policies DM1, DC1, SP1 and the NPPF and although it received an objection initially, none were received following the amendment which is considered to effectively mitigate the privacy concerns. The revised scheme 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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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 drawings numbered:

- '104' stamped as received by the City Council as Local Planning Authority on the 10th August 2022

- '105 A' and '107 A' stamped as received by the City Council as Local Planning Authority on the 4th October 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 the revised drawing numbered '105 A'.

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) Prior to the first use of the first floor terrace the obscure privacy screens, shown on the revised drawings '105 A' and '107 A', shall be installed, and shall be retained thereafter for the lifetime of the terrace.

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

97 Lawton Moor Road, Manchester, M23 0PU

95 Lawton Moor Road, Manchester, M23 0PU

93 Lawton Moor Road, Manchester, M23 0PU

196 Wythenshawe Road, Manchester, M23 0PF

192 Wythenshawe Road, Manchester, M23 0PF

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 (Less) -

Area Team Boundary - Name: SOUTH AREA