

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132358/FH/2021

Date registered valid: 13 June 2022

Proposal: Erection of a two-storey side extension, single storey front extension, roof alterations including increase in height and dormer extension to rear to provide additional living accommodation

Address: 34 Cherry Tree Road, Manchester, M23 9BX

Ward(s): Brooklands Ward

Applicant: Mr Sean Addison 34 Cherry Tree Road, Manchester, M23 9BX

Agent (if any):

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8th August 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	2 August 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 17 June 2022 Expired: 8 July 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 site comprises a two storey brick built detached property in the Brooklands area of Manchester. The property has a fronted bay window at ground floor with porch and attached garage with single storey side extension. A single storey conservatory is present on the rear. The property benefits from a large front and rear garden with driveway and access along the side. The property is bounded by timber fencing and soft landscaping.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature

Description of development

The applicant is seeking planning permission for the erection of a two-storey side extension, single storey front extension, roof alterations including increase in height and dormer extension to rear to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per Appendix 1 - No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Site History

087498/FH/2008/S2 - Application Approved - 11.11.2008 Erection of single storey extension to the front and two storey side extension to form additional living accommodation.

090540/FH/2009/S2 - Application Approved - 23.09.2009 Erection of 2 storey side extension, single storey front extension and loft conversion with rear dormer to form additional living accommodation

117339/FH/2017 Application Returned - Erection of a two-storey side extension and roof alterations including increase in height and dormer extension

119031/FH/2018 - Application Approved - 21.08.2018 Erection of a two-storey side extension, single storey front extension, roof alterations including increase in height and dormer extension to rear to provide additional living accommodation

Residential Amenity

The application proposes a two-storey side extension, single storey front extension, roof alterations including increase in height and dormer extension to rear to provide additional living accommodation.

The single storey front element of the proposal would be set forward of the front wall of the property by 2.1m incorporating the front porch and garage which would be taken up to the shared boundary with the adjacent property no. 32 Cherry Tree Road. The roof would be a sloping roof with front entrance, window and garage door.

The two storey side element of the proposal would be in line with the front wall of the house extending along the side and projecting beyond the rear wall of the property by 3.6m with a pitched roof to reflect the existing roof of the property. Windows are proposed on the front and rear elevations, however it is not considered that the windows would provide any further overlooking than what already exists from all the front and rear facing windows. A window is proposed on the side elevation to accommodate the bathroom and roof light to the roof. Notwithstanding this, a condition for obscure glazing has been attached to ensure that there is no overlooking or loss of privacy to the occupiers of the adjacent property.

Given the altered building line along Cherry Tree Road, it is not considered that there would be any terracing and therefore the proposal accords with saved City Council Policy DC1.

The applicant proposes to install a rear dormer window and raise the roof slightly. The dormer would be a flat roof dormer with windows facing the rear. Given that a dormer window could be built independently without the need for planning permission and the distance to the rear boundary, it is considered that the dormer is acceptable. In terms of the raised roof, this would not project higher than that of the property adjacent no. 36 Cherry Tree Road. Overall, it is considered that the changes to the roof would be acceptable and would not provide a significant impact to the surrounding properties or character of the area.

In terms of residential amenity it is not considered that there will be any significant impact as the proposal would not interfere with the existing characteristics of the area and accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwellinghouse, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials are set to be matching as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Bins

This property is detached and as there is a garage proposed it is not considered that there would be a change in the existing bin storage to the rear or within the garage.

Parking

Existing car parking arrangements are not affected by this proposal.

Conclusion

For all of the above reasons, the extension is considered acceptable on grounds of residential and visual amenity in accordance with saved UDP policy DC1 'Residential Extensions' and policy DM1 of the Core Strategy

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

Positive and proactive working - 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.

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:

Received on 13th June 2022 numbered 2283/P/03 Proposed Elevations

Received on 29th November numbered 2021 2283/P/03 Proposed Ground Floor Plan

Received on 29th November 2021 numbered 2283/P/04 Proposed First Floor Plan

Received on 29th November 2021 numbered 2283/P/06 Proposed Roof plan

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 hereby permitted shall match those as specified on the application form in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation facing no. 32 Cherry Tree 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

31 Cherry Tree Road, Manchester, M23 9BY
25 Withenfield Road, Manchester, M23 9BT
36 Cherry Tree Road, Manchester, M23 9BX
33 Cherry Tree Road, Manchester, M23 9BY
29 Cherry Tree Road, Manchester, M23 9BY
32 Cherry Tree Road, Manchester, M23 9BX
27 Withenfield Road, Manchester, M23 9BT

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