

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134509/FH/2022

Date registered valid: 5 August 2022

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

Address: 12 Moorland Road, Manchester, M20 6BD

Ward(s): Didsbury East Ward

Applicant: Mr And Mrs Greenbeum 12 Moorland Road, Manchester, M20 6BD

Agent (if any): Mr Steven Mellor William McCall The Old Post Room, 34 Chew Valley Road , Saddleworth, OL3 7DA

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

Recommendation: Approve

Date of recommendation: 29.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28.09.2022

Standard consultations:

Printed: 10 August 2022 Expired: 31 August 2022

Neighbour notifications

Printed: 10 August 2022 Expired: 31 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

The property that is the subject of this householder application is a red brick bay fronted 2 storey semi-detached dwellinghouse. It is identified as 12 Moorland Road in the Didsbury ward of the City. It has garden area to the front and rear. The boundary treatments comprise of hedging and timber panel fencing. The front and rear gardens are laid mainly to lawn. There is provision on the driveway for off road parking. There is an existing single storey rear extension on the property along the common boundary with number 10 Moorland Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and design to the proposal site with low level apartment blocks to the east of the proposal site. The property is on a sustainable transport network with alternative modes of transport to the car available including Metrolink.

Description of development

The proposal is for the erection of a single storey rear extension following the demolition of the existing single storey rear extension. It would be set in slightly off the common boundary with number 10 Moorland Road and would occupy the width of the property. The proposed extension would also be set in well off the common boundary. It would be of a flat roof construction and have 2 glazed roof lights set within the roof. There would be no windows along the common boundary with number 10 Moorland, with the windows either being in the side(western) elevation facing the boundary with number 14 Moorland or overlooking the applicants own garden area. The proposed extension would provide additional living accommodation in the

form of an open plan kitchen diner. The majority of the properties along this section of Moorland Road have had the benefit of single storey rear extensions.

Consultations & Notification Responses

Local Residents were informed- no representations

Moorland Road Scheme (residents Group) were consulted no representations have been received.

Issues

Policy

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 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

The principle of extending existing residential accommodation in an established residential area to provide enlarged or improved accommodation is generally acceptable. Consideration must be given the impacts 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 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.

Residential Amenity

The applicant proposes to erect a single storey rear extension which would form additional living accommodation in the form of an open plan kitchen diner. The extension would be in line with the rear wall of the house extending towards the side boundary with the adjacent property no. 10 Moorland Road retaining a gap to that boundary. The projection off the rear wall of the house would be in line with the adjoining property at number 10 Moorland whose own single storey extension is a wedge shape increasing in rearward projection as it extends towards number 8 Moorland Road.

The roof of the proposed extension would be flat with two roof lights. There are small arched windows on the existing host property along the side elevation facing number 14 Moorland Road. There are to be 2 of these replicated on the extension along that elevation. They are only at ground floor and are of a sufficient distance from the neighbouring property to not result in

overlooking. The extension is modest and would not result in overshadowing or overbearing impact on the neighbouring properties.
No windows are proposed on the elevation facing the adjoining semi-detached property.
It is not considered that there would be a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties

Scale and Mass

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. Some of the neighbouring properties have had 2 storey extensions and rear dormer extensions, the proposed extension is modest in comparison. It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use materials to match those of the existing house. The design is considered acceptable and would not unduly impact upon residential / visual amenity of the property itself, nor the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EM1 and in general the design is considered acceptable.

Waste- is not impacted by the proposal

Parking- is not impacted by the proposal. In curtilage parking could still be achieved post development.

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 and in accordance with both national and local policies.

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:

07/22/90 drawing 1- Proposed Plans and Elevations 27th July 2022

07/22/90 drawing 2- location plan 27th 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 those as specified on the proposed plans and application 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 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 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.

Appendix 1 – List of consultees & neighbours notified

The Moorland Road Scheme

14 Moorland Road, Manchester, M20 6BD

10 Moorland Road, Manchester, M20 6BD

33 Moorland Road, Manchester, M20 6BB

29 Moorland Road, Manchester, M20 6BB

31 Moorland Road, Manchester, M20 6BB

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