

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134906/FH/2022
Date registered valid: 19 September 2022
Proposal: Erection of a single storey rear extension and installation of a rear roof dormer to form additional living accommodation
Address: 7 Milwain Road, Manchester, M19 2PX
Ward(s): Burnage Ward

Applicant: Marc de Verteuil, 7 Milwain Road, Manchester, M19 2PX
Agent (if any): Tomislav Vuletic, Flocc Studio Ltd, 157 Harcourt Street, Stockport, SK5 6UP

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

Recommendation: Approve
Date of recommendation: 14th November 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 November 2022
Standard consultations:	Printed: 23 Sept 2022 Expired: 14 Oct 2022
Neighbour notifications	Printed: 23 Sept 2022 Expired: 14 Oct 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 relates to a gable fronted two storey semi detached property in the Burnage ward area of Manchester. Bay windows are located at the front with decorative timber framed canopy. There is a small garden to the front with a proportionate size garden to the rear. Boundary treatment is made up of a low boundary wall to the front with original coping stones and hedging to the rear with some landscaping.



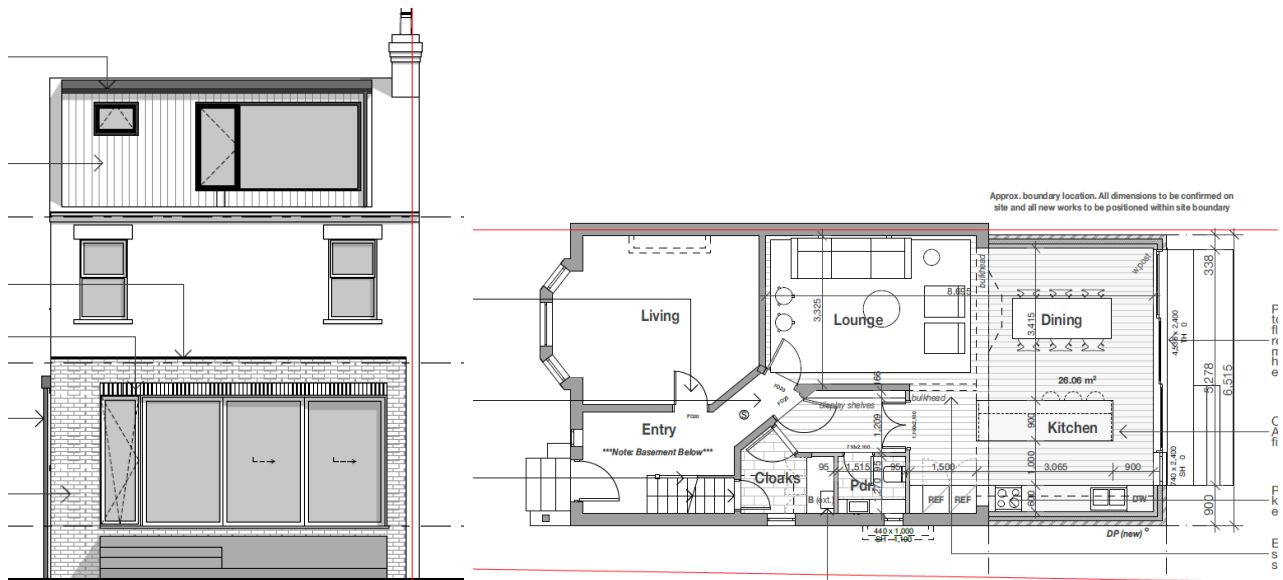
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension and installation of a rear roof dormer to form additional living accommodation



Consultations & Notification Responses

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

Flood Risk Management comments - The information uploaded to the Planning Portal 09 September 2022 to 19 September 2022 has been considered.

Although the site boundary is encroached by Flood Zones 2 & 3, the proposed extension will not extend the property into the Flood Zones, and therefore the entire existing & proposed development will remain within Flood Zone 1. While there is a main river proximal to the south of the site boundary, the proposed development is >20m from the main river.

The proposal does not meet the threshold to require an FRA under the government standing advice.

No condition required, if approved add informative

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

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 photos.

History

There have been no previous planning applications relating to this site.

Residential Amenity

The application proposes the erection of single storey rear extension and installation of dormer window to provide additional living accommodation.

Rear extension

The extension would project off the rear wall by 4.0m extending the width of the property by 6.5m up to the shared boundary with the adjoining semi-detached property no. 5 Milwain. The roof would be flat with the installation of two roof lights. Sliding doors are proposed on the rear elevation. No windows are proposed on the side elevations.

Although the extension projects further than what DC1 policy would allow, it is considered that given the orientation of the property together with the fact that the proposal is single storey, there would be limited overshadowing late in the evening. In addition, should the applicant build a single storey extension under the Larger Homes scheme in the same materials limitation, this would be allowed to be built under permitted development independently and receive no objection and comply with all other relevant.

The roof

The proposal includes the installation of a rear dormer window which would have a flat roof, would extend across the roof set down slightly from the ridge line of the original roof height and in from the side walls of the original house. A large and small window would face the rear garden. Given the distance to rear boundaries it is not anticipated that there would be any further overlooking afforded by these windows than already exist from the rear windows at first floor.

The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area.

On balance, the extension and rear dormer is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The extension and rear dormer would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area has been retained although over time the houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension and dormer 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. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be buff brick and for the dormer as outlined in email received on 10th November 2022 dark, zinc cladding. 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.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and 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 9th September 2022 numbered WD2.2 Proposed Site Plan

Received 9th September 2022 numbered WD3.2 Proposed Floor Plan

Received 9th September 2022 numbered WD3.3 Proposed First Floor Plan

Received 9th September 2022 numbered WD3.4 Proposed Loft level

Received 9th September 2022 numbered WD5.3 Proposed Front and Rear Elevations

Received 9th September 2022 numbered WD5.4 Proposed side elevations

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 and email received 10th November 2022

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.

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

10 Milwain Road, Manchester, M19 2PS
4 Ranford Road, Manchester, M19 2GL
42 Errwood Road, Manchester, M19 2QH
50 Errwood Road, Manchester, M19 2QH
44 Errwood Road, Manchester, M19 2QH
8 Milwain Road, Manchester, M19 2PS
46 Errwood Road, Manchester, M19 2QH
48 Errwood Road, Manchester, M19 2QH
9 Milwain Road, Manchester, M19 2PX
5 Milwain Road, Manchester, M19 2PX
6 Ranford Road, Manchester, M19 2GL
2 Ranford Road, Manchester, M19 2GL

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA