

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 134559/FH/2022

**Date registered valid:** 1 August 2022

**Proposal:** Erection of single storey rear extensions to form additional living accommodation

**Address:** 33 Henwood Road, Manchester, M20 4XQ

**Ward(s):** Withington Ward

**Applicant:** Ms Alice Holden-Brown 33 Henwood Road, Manchester, M20 4XQ

**Agent (if any):** Mr Gary Bradley CG Surveying Architectural Solutions 6 The Close, Atherton, Manchester, M46 9GP

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 27.09.2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 21<sup>st</sup> September 2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 17 August 2022    Expired: 7 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**

The property that is the subject of this householder application is a 2 storey brick built mid terraced property. It is identified as 33 Henwood Road in the Withington ward of the City. It has a small walled garden to the frontage with a yard area to the rear enclosed on the rear by a red brick wall with coping stones on the top and the dividing boundaries between properties are timber panel fences.

There is an original outrigger on the rear of the property. The properties occupy an 'L' shaped footprint with original 2 storey outriggers. The rear of number 33 Henwood has a small single storey extension on the rear of the outrigger. Both of the properties either side of the proposal site have had single storey extensions on the common boundary together with dormer roof extensions.

There is a gated alleyway that runs to the side and rear of the terrace of properties.

**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 comprising of terraced blocks and then onto Cotton Lane terraces and semi -detached houses.

## **Description of development**

The proposal is for the erection of single storey infill extensions on the rear of the property. The existing single storey rear extension is to be increased slightly in width incorporating the area where the existing rear door into the property is located. This goes across the property as far as the existing 2 storey outrigger. The second part of the extension comprises of an infill which projects only as far as the existing 2 storey outrigger. There would be a window and a Velux

roof light in the extension on the common boundary with number 35 Henwood Road and a bifold door and glazed lantern feature in the infill extension along the boundary with number 31 Henwood Road.

### **Consultations & Notification Responses**

Local Residents were informed- no representations have been received.

### **Issues**

#### 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.
- 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 The National Planning Policy Framework (NPPF)

**Principle** - The proposal for the erection of single storey rear extensions to form additional living accommodation for an existing property within an established residential area is considered acceptable in principle.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

**Siting** - The proposed extension is to the rear of the property, squaring off the existing outrigger at ground floor level. It has a mono-pitch roof which results in the lowest part of the roof being along the common boundary with number 35 Henwood Road this then steps in for the small infill extension. The siting results in the minimal impact, assimilates into the existing and neighbouring properties well, and the siting is considered acceptable.

**Design and Appearance** - The design is in keeping with the character and appearance of the original dwelling house and should not detract from the architecture of the host property, it is relatively light weight in structure. The materials to be used would match those of the existing property. A condition to that effect would be attached to any consent granted.

**Scale and Massing** - The extension would extend the property on the side elevation and link into the single- story outrigger to the rear. The roofline is much lower than the existing outrigger with that being 2- storey. It is a modest extension and reads lower than a traditional single storey. The scale of the extension is proportionate to the host property and is not bulky in appearance retaining subservience.

**Residential Amenity**- The properties adjoining at number 35 Henwood Road and 31 Henwood Road have both had the benefit of the same extensions, together with dormer roof extensions, and as such the proposal at number 33 Henwood Road would not project any further rearward than those on the adjoining properties. As such it is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. Given the modest footprint of the proposed single storey rear extensions there is

sufficient space retained for usable amenity space for the occupants of number 33 Henwood Road.

**Visual Amenity-** The host property along with the others within this terrace are of some architectural merit and contribute to the character of the area. The extension is not visible from within the street scene, with there being an alleyway to the rear and the extension would only be visible from that. The materials to be used would match those of the existing property being red brick with a glazed roof. To ensure that there is no detrimental impact upon the visual amenity of the neighbouring properties.

**Refuse bin storage** - The storage of refuse bins are not affected by this proposal, there would be space retained to store the bins in the rear garden and bring them kerb side on collection day.

**Parking** - There is no in curtilage parking, with the only parking provision being reliant upon spaces on street. As such parking is not affected by the proposal.

**Conclusion** - The proposal is considered acceptable in this location, in terms of design, scale, massing and amenity allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scenes, and there are no material considerations of sufficient weight to indicate otherwise. The proposal therefore complies with Policies DC1, DM1 and SP1.

### **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. The application has been determined in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

## **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:

1212-01 Location Plan 1st August 2022

1212-02 Site Layout plan 1st August 2022

1212-03 Rev B Proposed Floor Plans and Elevations 1st August 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 of the existing building in type, size, colour and texture, as stated on the completed Householder Application Form.

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**

35 Henwood Road, Manchester, M20 4XQ

31 Henwood Road, Manchester, M20 4XQ

Southdown Business Centre, Francis Road, Manchester, M20 9XP

ISS GROUP SERVICES LTD, Henwood Court, Southdown Business Centre, Francis Road, Manchester, M20 4XP

Kingslea House, Southdown Business Centre, Francis Road, Manchester, M20 4XP

### **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

Area Team Boundary - Name: SOUTH AREA