

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134074/FH/2022

Date registered valid: 7 July 2022

Proposal: Erection of a part single, part two storey rear extension, hip to gable roof conversion with rooflights to front roof, installation of rear dormer and erection of front porch to provide additional living accommodation

Address: 380 Mauldeth Road West, Manchester, M21 7RB

Ward(s): Chorlton Park Ward

Applicant: Ms Saadia Khurshid, 380 Mauldeth Road West, Manchester, M21 7RB

Agent (if any): Mr V Alyas, Architek, 916 Stockport Road, Manchester, M19 3AB

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 October 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 September 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 13 July 2022 Expired: 3 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of red brick with a hipped roof and bay windows. The property features an existing single storey rear extension and detached conservatory-style outbuilding. The plot includes a paved driveway to the front, access to the side and a long garden to the rear, which includes a detached garage.

Description of area

Mauldeth Road West, Chorlton Park, is predominantly residential in nature and characterised by similar pairs of family dwellinghouses. To the rear lies the Fallowfield Loop cycle path and to the front, across the road, lies allotments.

Description of development

The applicant is seeking permission to build a part single, part two storey rear extension, front porch, hip to gable and rear dormer, following the demolition of the detached conservatory, to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

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

Unitary Development Plan (UDP, 1995) - The UDP has been superseded by the Core Strategy Development Plan but some 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 DM 1 - 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 these policy documents.



Issues

Principle – The principle of building a two storey rear extension with porch, hip to gable and rear dormer, to provide additional living space for a family dwellinghouse, is acceptable, given policy DC1.1 allows residents to adapt their homes to meet changing household needs. However, consideration must be given to the proposal's siting, scale and design and its impact upon both visual and residential amenity.

Siting, scale and massing – The extension would project an additional 4.5m to the rear at ground floor (9m overall) and 3.8m at first floor, with a width of 3.2m. The ground floor projection would feature a 2.95m high flat roof, whilst the ridge of the first floor rear gable would sit 1.85m lower than the main ridge, with eaves to match existing. Above this would sit a rear box dormer, with a volume of 24.15 cubic metres, a setback from eaves of 1m and a gap to the gable of 0.37m. This would project from a hip to gable alteration with an additional volume of 17.44 cubic

metres, creating a total of 41.6m³. To the front the porch would have a width of 2.55m, a depth of 1.25m, a height of 3.37m and a footprint of 3.18m². Originally the dormer appeared imposing, therefore extensive negotiations took place to reduce the scale and massing via a larger setback from eaves and gable and a change in material from brick to hanging tiles for the outer cheek. Though the rear projection far exceeds the limit stipulated within policy DC1 (of 3.65m), it would replace the existing outbuilding which currently sits along the boundary shared with No.382, 9.5m from the original rear elevation(s). The garden can easily accommodate the extension and the impact on No.3832 would arguably be less than existing. The porch is not far over the limits for Permitted Development and the roof works, if built alone, would not require permission. The first floor rear is sited at least 2m from both shared boundaries and features a low roof. Altogether the revised scheme is considered acceptable in terms of siting, scale and massing, pursuant to policies DC1, DM1 and SP1.

Design, appearance and visual amenity – The works would mainly be constructed from materials to match existing, including red brickwork, concrete roof /hanging tiles and uPVC windows, along with white and timber cladding to the rear, which has been conditioned. The property would retain a relatively traditional appearance from the front, in keeping with the dwellinghouse and surrounding area. The porch and new gable would remain in line with development in the area and are not considered to harm the street scene of Mauldeth Road West. The extension would feature aluminium doors at ground floor, a section of timber cladding to the rear elevation of the two storey element and render to the single storey element. The additions are considered subservient and proportional. Many properties in this residential area of Chorlton Park already feature two storey extensions, for growing families, hence the character of the area is not considered to be further affected by this proposal, as the additions would be sufficiently in-keeping with the style of the house and the scale and design of similar nearby works along this stretch of Mauldeth Road West.

Residential amenity – Although the rear extension is considered large, it is not considered to form an unduly overbearing feature as viewed from either neighbouring plot given the gap between the first floors of the proposal and neighbouring properties, both of which would satisfy the 45 degree rule from the adjoining properties' first floor windows. These properties have 15m+ deep north-west facing rear gardens and therefore currently benefit from a lot of outdoor space but very little direct sunlight to the rear elevations as existing. The ground floor rear element would be sited along the boundary shared with No.382 however this neighbour features an existing 5.6m rear extension and therefore should not be unduly impacted. On the other side No.378 has an outbuilding sited along the shared boundary and the proposal is sited 2m away from this boundary at first floor and 4.7m at ground floor. There is just one first floor side windows proposed, which has been conditioned to be obscurely glazed, hence the neighbours' privacy should not be impacted. No objections were received from local residents and the revised scheme is not considered to cause undue harm to residential amenity.

Conclusion – The proposal broadly accords with the policies contained within the Core Strategy and NPPF, and the revised scheme is not considered to cause undue harm to the character of the property or visual amenity of the street scene nor cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, therefore the development may commence in accordance with the approved plans and the following conditions.

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 agent in order to reach a satisfactory solution.

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 revised drawings: A101 P2, A104 P2, A105 P2, A106 P2 and A107 P1, stamped as received by the City Council as Local Planning Authority on the 15th September.

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 extensions hereby permitted shall match those specified on the revised elevations 'A105 P2' and the submitted application form, including: brickwork, roof tiles and hanging tiles to match existing, along with render and timber cladding to the rear elevation.

Reason - To ensure the appearance of the dwellinghouse is not adversely affected by the materials to be used in the construction of the outbuilding, 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) The proposed first floor window, on the side elevation facing No.378 Mauldeth Road West, 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.

Informatives

1) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

382 Mauldeth Road West, Manchester, M21 7RB

378 Mauldeth Road West, Manchester, M21 7RB

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