

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133544/FH/2022

Date registered valid: 19 April 2022

Proposal: Erection of part single, part two-storey side and single storey rear extensions to form additional living accommodation.

Address: 107 Egerton Road North, Manchester, M16 0BR

Ward(s): Chorlton Ward

Applicant: Mr Theocharis Doulgeridis, 107 Egerton Road North, Manchester, M16 0BR

Agent (if any):

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13.06.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 May 2022 Expired: 26 May 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

This application relates to a two storey inter war storey detached house. There is what appears to be an original single storey element along its north side forming a kitchen and garage. There is a 7.4 metre deep front garden and a 16 metre deep rear garden. There is a one metre wide gap down either side of the property.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

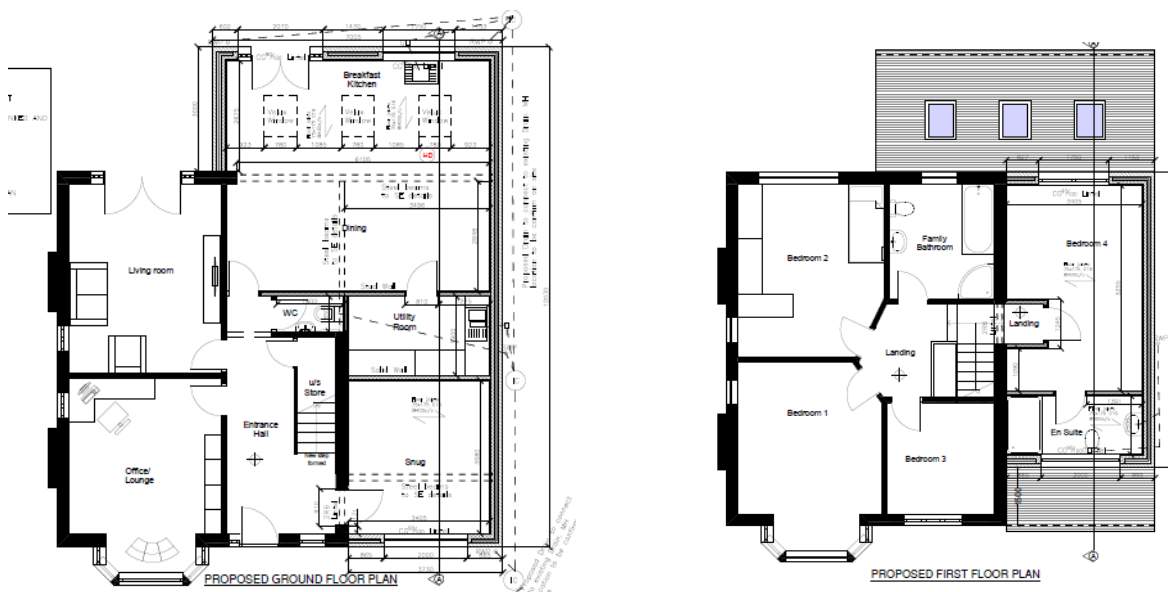
This is a predominantly residential area. Adjoining to the north is a two storey detached house which has recently been extended to the side adjoining the application site. This extension is set back at the front at first floor level and extends to the rear face of the original building. To the south is another detached house whilst facing the site across Egerton Road North and to the rear on Woodside Road are semi detached houses.

Description of development

This is a resubmission of a time expired permission for the same extension, reference 116724/FH/2017 approved 9 August 2017.

Permission is sought to demolish the existing single storey side extension and the erect a part single part two storey side and a single storey rear extension.

The side extension would be the full depth of the original house plus the single storey rear extension, whilst the first floor extension is set back 1.5 metres and extends to the rear face of the original dwelling. The extension projects 3.5 metres to the side which is just inside the site boundary. The ground floor only elements would have mono pitch roofs whilst the two storey element would have a hipped roof.



The single storey rear extension would be approximately half the width of the original house and adjoin the rear part of the side extension. It would project 3 metres and have a mono pitch roof.

Windows would be located in the ground and first floors of the front elevation of the extension whilst at the rear. There would be a window at first floor level and a window and French doors at ground floor level. There would also be three roof lights in the roof of the rear extension. There would be no windows in the side elevation.



The extension would provide an enlarged kitchen/diner/day room, utility room and a snug on the ground floor and a new master bedroom with en suite at first floor level.

Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. In particular the policy sets a limit on rear extensions of 3.65 metres seeks to protect the amenity of neighbours and avoid the terracing effect.

Issues

Principle

The principle of extending a property to meet the occupiers changing needs is enshrined in saved UDP policy DC1. The principle of the proposed extension is therefore considered acceptable.

Scale

The rearward projection of the extension is within the guidelines contained in saved UDP policy DC1. The side extension is set back at first floor level at the front and extends no further than the rear of the original property. On balance the scale of the extension is considered acceptable and subservient to the host property.

Design

The design of the extension reflects that of the host property and is considered acceptable.

Terracing

There was a drafting error on the approved drawings for the previous permission which showed the ridge level as being lower in the two storey extension than the main building. This has been rectified on the current application and as a consequence the ridge height of the extension is now the same as for the existing house.

The amended roof is marginally lower than the height of the roof of the original building, thus there is the potential for terracing as the adjacent property has an existing side extension with a hipped roof which extends up to the shared boundary. However, in this case given the earlier approval of the footprint of the extension, and the two storey element being set back 1.5 metres it is considered that both properties having hipped roofs up to the shared boundary will mitigate against the potentially harmful impact of terracing on the street scene.

Residential amenity

The two storey element of the side extension is alongside a similar extension to the neighbouring property and therefore will have no direct impact.

The rear extension will have no impact on either the adjoining property to the south approximately 5 metres away or the property to the rear, the rear garden would be 13 metres long after the extension is constructed. The rear extension will be adjacent to the site boundary with the property to the north but given its limited rearward projection 3 metres it is unlikely to have a significant impact.

On balance it is not considered that the proposed development would adversely impact on the amenity of adjoining residents.

Conclusion

On balance it is considered that the scheme, which has been amended, now accords with council policy.

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 issues arising from 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:

16-417(03)001 revision PL5 received 26 May 2022

16-417(11)001 revision C2 received 19 April 2022

16-417(12)001 revision C2 received 19 April 2022

16-417(13)001 revision C2 received 19 April 2022

16-417(14)001 revision C2 received 19 April 2022

001 Revision A received 19 April 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 extension hereby approved shall be constructed using materials that match those used the original property in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

150 Egerton Road North, Manchester, M16 0DB
146 Egerton Road North, Manchester, M16 0DB
11 Woodside Road, Manchester, M16 0BS
109 Egerton Road North, Manchester, M16 0BR
148 Egerton Road North, Manchester, M16 0DB
144 Egerton Road North, Manchester, M16 0DB
105 Egerton Road North, Manchester, M16 0BR
15 Woodside Road, Manchester, M16 0BS
13 Woodside Road, Manchester, M16 0BS

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) -
Area Team Boundary - Name: SOUTH