

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134027/FH/2022

Date registered valid: 13 June 2022

Proposal: Erection of single storey rear extension to form additional living accommodation following demolition of existing lean to structure

Address: 2 Beech Road, Manchester, M21 8BQ

Ward(s): Chorlton Park Ward

Applicant: Mr Marc Franks, 2 Beech Road, Manchester, M21 8BQ

Agent (if any): Mr Anil Mistry, 104 Elgin Street, Tameside, OL7 9BQ

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

Recommendation: Approve

Date of recommendation: **8th August 2022**

Application details

Type of application:	Full Householder Application	
Development type:	Householder	
Date of site visit:	2 August 2022	
Standard consultations:	Printed: 14 June 2022	Expired: 5 July 2022
Neighbour notifications	Printed: 14 June 2022	Expired: 5 July 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 two storey semi detached property located within the Chorlton Park ward area of Manchester.



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

Description of area

The area is predominantly residential in nature, located close to Chorlton District Centre.

Description of development

The applicant is seeking planning permission for the erection of single storey rear extension to form additional living accommodation following demolition of existing lean to structure

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments have been received as a result of this proposal.

Electricity Northwest – attached informative should the application be approved.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 EN19 Waste
- 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.

History

There has been one previous application relating to this site as follows:

Reference; 133799/PDE/2022 – for Prior notification of proposed larger home extension projecting 4.88m to the rear with a maximum height of 3.61m and a height at eaves of 2.99m. This application was turned away on 8th June 2022

Residential Amenity

The application proposes the erection of a single storey rear extension to form additional living accommodation. The property features an existing two storey outrigger to the rear.

The extension would project off the rear wall of the property by 4.6m extending beyond the existing outrigger and across rear to a width of 6.9m. The height would measure 2.999m with a total height to the top of the glazed roof lantern of 3.610m. The roof would be flat with the inclusion of two glazed roof lanterns.

It is considered that given the gap retained to the shared boundary of no. 2b Beech Road and the fact that there is an existing single storey rear extension to no. 4 Beech Road, it is not anticipated that the introduction of a single storey extension in this location would provide a significant impact

to the occupiers of properties either side. Fenestration is proposed on the rear of the proposal annotated as double doors and an elongated window. No windows are proposed on the sides.

The footprint is not considered to create a bulky or disproportionate scale addition to the property. The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

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

Siting, scale and massing

The proposed extension would be sited along the rear wall of the property and is considered to be comparable in size to many others found in the area. The extension 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 matching brick and tile as specified in the application form. 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.

Refuse

The storage of refuse bins are not affected by the proposal.

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 10th June 2022 annotated as Proposed Elevations and 3D views

Received 10th June 2022 annotated as Proposed Floor Plans

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 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1) The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets.

Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 - Avoiding danger from underground services.

GS6 - Avoidance of danger from overhead electric lines.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.enwl.co.uk%2Four-services%2Fknow-before-you-dig&data=05%7C01%7Ctracie.simpson%40manchester.gov.uk%7C34ba271bba61419b284608da52ab712b%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C637913193565303599%7CUnknown%7CTWFPbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=%2F4Op16vch5G3ODvF9tILV%2BqZ7hjkCHuFlh3%2BpOdZbvM%3D&reserved=0>

It is recommended that the applicant gives early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Appendix 1 – List of consultees & neighbours notified

Electricity Northwest

1 Reynard Road, Manchester, M21 8DB

Manchester Diving Group, The Old Tramways Offices, Barlow Moor Road, Manchester, M20 8DQ

Flat 2, 11 Beech Road, Manchester, M21 8BX

13 Beech Road, Manchester, M21 8BX

Flat 1, 11 Beech Road, Manchester, M21 8BX

4 Beech Road, Manchester, M21 8BQ

1 Malton Avenue, Manchester, M21 8AT
2B Beech Road, Manchester, M21 8BQ

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