

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134459/FH/2022
Date registered valid: 22 July 2022
Proposal: Erection of a single storey rear extension and installation of access ramps to the front and rear
Address: 523 Burnage Lane, Manchester, M19 1NH
Ward(s): Burnage Ward
Applicant: Mr Khalid Al-Shahah 523 Burnage Lane, Manchester, M19 1NH
Agent (if any): Mr Alan Wood MEAP Fulmead Childrens Center, Manchester, M8 9DW
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 7 September 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 22 August 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 2 August 2022 Expired: 23 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a red brick inter-war semi-detached dwelling situated on the south side of Burnage Lane in the Burnage ward. There is a paved garden / parking area at the front and access along the south side to a lawned rear garden. The access along the side has been enclosed to create a lean-to passageway.

Description of area

The surrounding area is residential and close to the Burnage Local Centre.

Description of development

Erection of a single storey rear extension and installation of access ramps to the front and rear.

The application proposal creates a downstairs bedroom and bathroom with ramps into the front hall and rear kitchen.

Consultations & Notification Responses

A total of 6no. neighbouring occupiers were notified of the application; no comments were received.

Policy

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester, but the following policies are material to this application.

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed.

DC1.1 The Council will have regard to:

The general character of the property
The effect upon the amenity of neighbouring occupiers
The overall appearance of the proposal in the street scene

DC1.2 Extension will be allowed subject to:

They are not excessively large or bulky
They do not create a loss of sunlight/daylight or privacy
They are not out of character with the style of development in the area
They would not result in the loss of off-street parking

DC1.3 The Council will not normally approve:

Rearward extensions greater than 3.65m

Extensions which conflict with the Council's guidelines on privacy distances

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.

Issues

The main issue with this application relates to the impact of the development on residential and visual amenity.

Residential Amenity

The application proposes a 6-metre-long x 4.2-metre-wide single storey rear extension which provides a ground floor bedroom and bathroom with ramped access on the south side for a disabled family member. Saved UDP policy allows for exemptions from the guidance in policies DC1.1-1.4. However, in this case, the extension is within current Permitted Development limits for Larger Home Extensions.

The extension is sited 500mm off the common boundary with No.521 Burnage Lane, which is east of the site, and has a height to eaves of 2.6 metres and is 3.6 metres to a dual-pitched roof. Windows are proposed on the rear (south) and west-facing elevations. It is considered that the proposal will have acceptable impacts on residential amenity. There is currently a high hedge on the boundary with No.521 which is in any case south facing at the rear and so benefits from maximum light ingress.

The ramps at the front and rear measure 1.2 metres in width and have a 1.2 x 1.2 metre platform with a 1-metre-high handrail. These dimensions meet the Part M guidelines for disabled access.

Visual Amenity

The extension is typical of that found in domestic residential settings with the additional space justified in saved UDP policy DC1.5, whilst the ramps are of a functional utilitarian design. It is considered that the application is acceptable in light of saved policies DC1 of the UDP particularly DC1.5 and DM1 of the adopted Core Strategy.

Car Parking and Bin Storage

Existing arrangements for off-road car parking and bin storage would be unaffected by the proposals. The ramp at the front projects forward of the front elevation by 2-metres from the front door which means that cars would need to be parked alongside as shown on the proposed ground floor layout. Bins can continue to be stored in the covered passageway at the side.

The application accords with saved UDP policies DC1.1, DC1.2, DC1.3 and DC1.5 of the UDP and policy DM1 of the Manchester 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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. A total of 6no. neighbouring occupiers were notified of the application; no comments were received, and the application has been determined with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 on the 22nd of July 2022:

Application form

Location Plan

Proposed Floor Plans Ref: 004

Proposed Elevations Ref: 005, 006, 007 and 008

Proposed Sections Ref: 009

Design and Access Statement prepared by Manchester Local Care Organisation, dated 22.07.2022

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 external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

4) The ground floor shower room window on the rear elevation 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 properties from overlooking or perceived overlooking in accordance with policy DM1 of the Core Strategy and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

521 Burnage Lane, Manchester, M19 1NH
534 Burnage Lane, Manchester, M19 1LD
26 Moorcroft Drive, Manchester, M19 1WH
525 Burnage Lane, Manchester, M19 1NH
536 Burnage Lane, Manchester, M19 1LD
532 Burnage Lane, Manchester, M19 1LD

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA