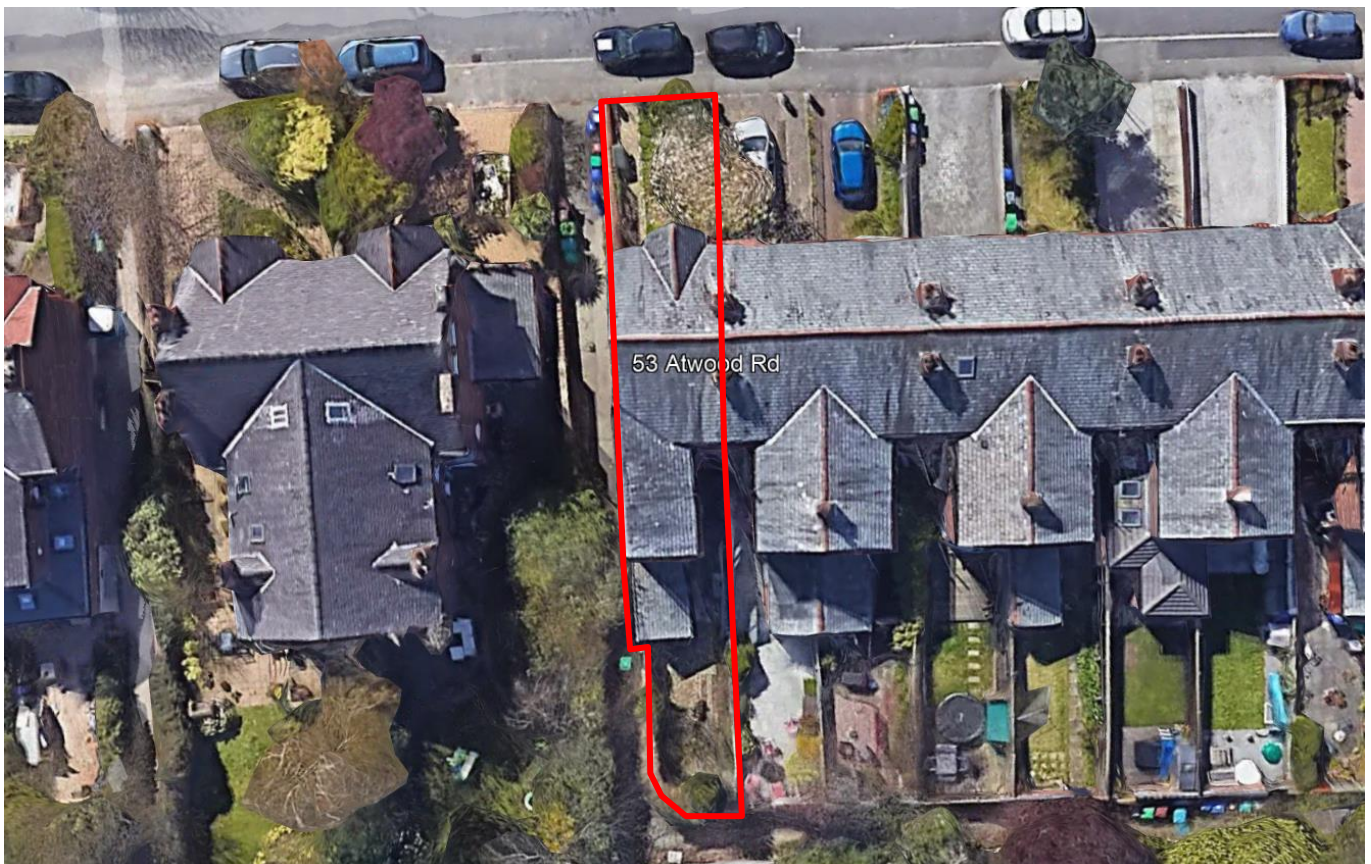


Planning

Growth & Development

Delegated officer report for planning application

Application no. 134913/FH/2022
Date registered valid: 12 September 2022
Proposal: Erection of single storey rear extensions and modifications to the front boundary wall to create a new driveway.
Address: 53 Atwood Road, Manchester, M20 6TA
Ward(s): Didsbury East Ward
Applicant: Kelly 53 Atwood Road, Manchester, M20 6TA
Agent (if any): Mr Ian Scullion, Fasciato Architects, 14A Regent Road, Altrincham, WA14 1RP
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 7 November 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 October 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 September 2022 Expired: 6 October 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 end-terraced C3 dwellinghouse of red brick and slate, with a two storey square bay and porch canopy to the front and an original part single, part two storey outrigger to the rear. The property includes front and rear gardens bounded by original red brick walls, with access into the shared alleyway.

Description of area

Atwood Road is residential in nature and characterised by two storey terraced houses on the north side of the road and large three storey semi-detached properties on the south side. The road is situated within the Didsbury East ward and benefits from its proximity to the district centre, Didsbury Village Metrolink stop and Fog Lane Park.

Description of development

The applicant is seeking permission to build two single storey rear extensions to provide additional living accommodation, following the demolition of the existing single storey outrigger/store, along with the creation of a driveway to the front.

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 certain 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 DM1 - 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 two single storey rear extensions to provide additional living space is acceptable given the provisions of saved UDP policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The proposal entails demolishing the original (4.1m) single storey store at the rear of the dwellinghouse and a portion of the front boundary wall to make way for the driveway. The replacement extension would project 5.7m from the two storey outrigger, with a width of 3.1m and a maximum height of 3.8m. The smaller extension would project 2.3m from the main rear elevation, 0.92m along the shared boundary with a 1.38m chamfer, and a flat roof height of 2.95m. The smaller extension accords with permitted development dimensions and is considered acceptable. The larger extension exceeds the limit stipulated within policy DC1 (of

3.65m) however the garden can easily accommodate it and it only projects 1.6m beyond existing, with a gap of 1.46m left to the shared boundary, hence the siting, scale and massing is considered acceptable also.

Appearance and visual amenity – The outrigger extension is to be constructed of brickwork, and roof slates to match the existing dwellinghouse, with a mono-pitched roof containing 3no rooflights and two sets of side and rear facing bi-fold doors. The smaller extension would be rendered, with a flat roof containing 1no rooflight and an obscure glazed window diagonally facing towards the shared boundary. The design of the proposals is relatively standard and is similar to extensions to the surrounding properties, hence the appearance is considered acceptable and is not thought to impact upon the visual amenity of the area, particularly as it would not be visible from Atwood Road and thus will not feature in the street scene. To the front the low brick wall would be removed, up to the retained gate piers, to make way for a driveway constructed of permeable paving. Many neighbours have already carried this out and it does not require permission given the porous nature of the hardstanding and the unclassified nature of Atwood Road.

Residential amenity – The smaller extension would be sited partially along the boundary shared with No.51, however as this is less than 2.5m in total, it is considered minor and should not noticeably impact upon neighbouring occupiers. The larger extension would replace an existing store with a depth just 1.6m beyond existing and beyond No.51's own outrigger, with a gap of 1.46m to the boundary. The eaves are low and the extension would be orientated east of the neighbour. To the other side, an alleyway separates No.55 from the proposal. The side-facing window within the smaller extension has been conditioned to be obscurely glazed to protect neighbouring privacy. Although there are new windows proposed for the replacement outrigger, these are in a similar place to existing openings within the store, which could be installed without planning permission. No objections have been received from the local residents notified of this development and due to the siting, orientation and scale of the extension, it is not thought it would cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, pursuant to policies DC1, DM1 and SP1.

Conclusion – The proposal broadly complies with policies DM1, DC1 and SP1 and the NPPF, did not receive any objections and is not thought to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or area, therefore the development is deemed acceptable and may commence in accordance with 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 drawings numbered '1846.PL01' and '1846.PL02', stamped as received by the City Council as Local Planning Authority with the planning application on the 12th September 2022 and the revised drawing numbered '1846.PL03A' stamped as received by the City Council as Local Planning Authority on the 1st November 2022.

Reason - To ensure 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 stated on the submitted application form, including:

- Brickwork to match existing
- Roof slates to match existing
- Aluminium windows
- Render to smaller extension
- Permeable paving

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) The proposed ground floor kitchen window (within the rendered extension) facing No.51 Atwood Road 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.

Appendix 1 – List of consultees & neighbours notified

30 Atwood Road, Manchester, M20 6TD
51 Atwood Road, Manchester, M20 6TA
26 Gaddum Road, Manchester, M20 6SZ
Flat 9, 28 Atwood Road, Manchester, M20 6TD
Flat 6, 28 Atwood Road, Manchester, M20 6TD
Flat 4, 28 Atwood Road, Manchester, M20 6TD
Flat 1, 28 Atwood Road, Manchester, M20 6TD
Flat 8, 28 Atwood Road, Manchester, M20 6TD
Flat 7, 28 Atwood Road, Manchester, M20 6TD
Flat 5, 28 Atwood Road, Manchester, M20 6TD
Flat 3, 28 Atwood Road, Manchester, M20 6TD
Flat 2, 28 Atwood Road, Manchester, M20 6TD
55 Atwood Road, Manchester, M20 6TB
32 Atwood Road, Manchester, M20 6TD
28 Gaddum Road, Manchester, M20 6SZ

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 ARE