

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135112/FH/2022

Date registered valid: 4 October 2022

Proposal: Erection of a single storey side extension to provide additional living accommodation

Address: 6 Parkbrook Road, Manchester, M23 1AN

Ward(s): Baguley Ward

Applicant: Mr Mark Ginder, 6 Parkbrook Road, Manchester, M23 1AN

Agent (if any): Mr Craig Sherry, 7 Granville Road, Stockport, SK8 5QL

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 4 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: 13 October 2022 Expired: 3 November 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 semi-detached dwellinghouse of redbrick with a concrete tile hipped roof. The property features white uPVC windows, including a bay window on its principal elevation, a front porch and driveway and an existing extension to the rear.

Description of area

Parkbrook Road is a residential street situated within the Baguley ward of Manchester, close to the North Cheshire motorway (M56) and Wythenshawe Park and Gardens. The area predominantly consists of semi-detached residential properties with relatively spacious rear gardens.

Description of development

The applicant is seeking permission for the erection of a single storey side extension 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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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 the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey side extension in order to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposal’s siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

Siting, scale and massing – The single storey extension would be sited at the east/south-eastern side of the property. It would project 2.27m from the existing side wall, with a length (from the front of the property to the rear) of 6.91m and a mono-pitch roof height of 3.76m. It would be sited 1m from the boundary shared with No.4. Given that the proposed extension would not project beyond the original front and rear elevations of the property whilst also maintaining a 1m gap to the shared boundary, the siting, scale, and massing of the proposal is considered acceptable as it accords with policy DC1 of the UDP and is deemed as being not ‘excessively large or bulky’.

Appearance and visual amenity – The extension would be built of brickwork, concrete tiles, white uPVC windows and a white uPVC door, all of which will match the existing dwellinghouse. The side elevation would feature a door and the front and rear elevations of the extension would feature one small window each. The proposal is relatively standard in scale and design for residential extensions in this locality and, though sited at the side of the property, the materials used would be in-keeping with those already present and, thus, would not feature prominently within the street scene. Hence, the overall character of the house and area should not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 and is acceptable as its impact upon visual amenity is considered to be minor.

Residential amenity – Given the maximum height of 3.76m, south-easterly orientation and siting away from the shared boundary in addition to the existing foliage and timber fencing, the proposed extension should not cause undue loss of sunlight or daylight for neighbouring

residents. Moreover, though the side elevation would feature a door with a small window, the pre-existing fencing and foliage would provide a barrier, ensuring that the privacy of neighbouring residents would not be compromised.

The proposed extension is therefore acceptable in regard to its minimal effect upon residential amenities as it accords with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste management – The storage of bins would not be affected by this proposal as adequate space and access to the rear is retained, therefore the bins would be screened from the street scene, which accords with policies EN19 and DM1 of the Core Strategy.

Parking – The current parking arrangements are unaffected by this proposal.

Conclusion – Given the above issues, it is considered that the proposal is acceptable in terms of principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the revised drawing numbered '2022-RESI-67', stamped as received by the City Council as Local Planning Authority on the 21st October 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 extension hereby submitted shall match those of the existing dwellinghouse 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 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.

Appendix 1 – List of consultees & neighbours notified

465 Altrincham Road, Manchester, M23 1AR
4 Parkbrook Road, Manchester, M23 1AN
8 Parkbrook Road, Manchester, M23 1AN
4 Spinney Road, Manchester, M23 1AB
2 Spinney Road, Manchester, M23 1AB

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 45M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA