

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134056/FH/2022

Date registered valid: 19 July 2022

Proposal: Erection of part single/part two storey extensions to the side and rear; erection of a two storey extension to the front; enlargement of hardsurfaced area to the front

Address: 479 Princess Road, Manchester, M20 1BU

Ward(s): Old Moat Ward

Applicant: Khaled Muwahed 479 Princess Road, Manchester, M20 1BU

Agent (if any): Mr Hafid Selougha aecdesign.co.uk 154 Park Road, Bolton, BL1 4RG

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14th September 2022

Standard consultations:

Printed: 30 August 2022 Expired: 20 September 2022

Neighbour notifications

Printed: 30 August 2022 Expired: 20 September 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

Description of area

The application property is a two storey red brick semi-detached residential dwellinghouse. The property is sited at an angle towards the road junction of Princess Road and Mauldeth Road west a busy intersection serving south, east and west areas of the city. The property shares a gable wall to the front with pitched roof to form a reduced L shaped property. Amenity space in the form of garden is located to the rear with a larger area to the front comprising of gravel at the time of the site visit. The area is predominantly residential in nature although a commercial parade is located to the north of the junction and the playing fields and associated open space are located to the west across Princess Road. A bus stop is located to the south of the application property outside of the residential properties to the south of the application site. It is noted that a majority of properties benefit from dropped kerbs and small driveways to the front behind boundary hedges or fencing.

The application property whilst benefiting from a drive does not have a dropped kerb in situ to serve it. As well as the edge of the bus stop marking single yellow lines are in place on the highway outside of the property.

Description of development

The application proposals are for the erection of part single/part two storey extensions to the side and rear together with a two storey front extension and enlargement of the hardstanding to the front of the property .

Consultations & Notification Responses

Local Residents were informed- one representation was received in response the comments made are set out below:

I do not want the hedges removing on my side of the boundary (to the rear boundary of the garden).

Flood Risk Management- no conditions required but recommend an informative be attached.

Highways - Original comments from MCC Highways indicated that they would not support any greater than a double dropped kerb and therefore the driveway should be positioned at an appropriate point away from the neighbouring driveway. The applicant was also requested to provide verification that the necessary vehicle manoeuvres can be undertaken from Princess Road to the driveway. Highways would not accept any vehicle reversing to/from the driveway due to the location of the signalised junction.

Following receipt of revised site layout plan and swept path analysis confirming a car can access and egress in forward gear raise no objections to the proposals on highway or pedestrian safety grounds. An informative is proposed to direct the applicant to the correct process to installed a dropped kerb in order to access the driveway.

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.
- 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 EN 19 - Waste Management
- o Policy SP1 - Spatial Principles
- 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 extending an existing residential property in an established residential area is considered acceptable.

Notwithstanding this, consideration must be given to the extensions siting, scale and massing, design, appearance and to the proposal's impact upon existing levels of residential amenity.

Siting - The proposal is to the front, side and rear of the property. Whilst the extensions proposed are large in footprint, the 2 storey elements have been sensitively sited so as to minimise any impact upon the neighbouring properties and respect the boundaries to the property which taper from a wide road frontage to a narrower rear garden boundary.

The proposal are considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is considered to be subservient with the side extension dropped in height from the main ridge of the house, the front extension would introduce a second gable end front to the property however, whilst this would alter the footprint filling in the 'notch' to the front of the property it is not considered to give rise to unacceptable impacts on the

visual amenity or the streetscene. The gable is set down from the main front gable again appearing subservient in design terms and the use of matching materials would assist in assimilating the extensions. It is considered that the proposal, whilst altering the appearance of the property, would generally be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The two storey side extension would be set back from the front elevation, the roof lines have been hipped reducing the bulk and massing along the common boundaries and takes the extension at its highest point well within the applicants own site away from the boundaries. As the 2 storey extension progresses within the site it tapers to follow the boundary before being pulled away from the boundary creating a gap to the boundary with number 481 Princess Road, which itself has single storey extensions to the rear. The 2 storey element on the rear projects 3.2m from the rear and is set 3.4m from the boundary with the adjoining property to the north. The single storey element to the rear would fill the remaining space between the two storey element and the boundary, projecting 3.8m from the rear wall of the property. A similar projection of single storey could be constructed under a prior approval application in the absence of objections as is the case in this instance. It is considered that the site can successfully accommodate the proposed extensions and the design of them is of a scale and massing that does not give rise to significant impacts or harm that would warrant refusal.

Residential Amenity- It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension on the side retains a small gap to the boundary but the two storey element has a limited depth (4.76m) and whilst the front door to the number 481 is located on the side it is not considered that the side extension would give rise to the potential for terracing or harm to the adjacent property in terms of being overbearing given that the side wall of number 481 is between 4m (at the front) and 2m (at the rear of the original side gable wall) from the boundary .

The 2 storey to the rear would, due to the tapering of the garden boundary, be in close proximity with number 481 Princess Road to the south creating a pinch point where the extension ends and the location of the garden boundary. It is noted that the adjacent property has a single storey rear extension at this point with a side and rear window. It is considered that given the location of this extension there would not be an overbearing impact and given the application property is to the north would not result in a loss of light or overshadowing of that property. There are windows proposed in the rear and side of the side extensions and these could have the potential to overlook the rear garden at number 481 Princess Road. Amended plans were requested to include non-opening windows in the rear side windows and the rear bedroom window with a clear top light, amended plans were prepared and these have been considered to address the potential for occupiers of number 481 to feel overlooked whilst in the rear garden.

The remainder of the windows in the ground floor or front elevation would be to the front or rear elevations, looking out over the applicants own garden area.

There would be sufficient amenity space retained for occupants of the property, and the proposals themselves would not result in detrimental impact upon the amenity currently enjoyed by the neighbouring properties.

As such it is considered that the proposal accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals would remain subservient to the host property, and with the materials being proposed the same as the existing property it is not considered that there would be any detrimental impact upon the house itself or upon the character of the area within which it is located.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Landscaping – It is noted that a hedge located at the front of the property appears to have been recently removed. The application proposals are accompanied by a landscaping scheme for a replanted hedge together with the installation of a porous driveway surface to the front of the property. Appropriately worded conditions are proposed to ensure the implementation of these features.

Parking – The proposals would enlarge the off road car parking available at the property and as considered by MCC Highways the arrangements are considered to be satisfactory to allow vehicles to access and egress the site safely. Whilst there is an existing longstanding driveway to the side of the property there is no corresponding dropped kerb, an informative advising of the need for a highways agreement to undertake these works to the highway is to be appended to the decision but consideration has been given through this application to the formalisation of this longstanding access to Princess Road which is a classified road.

Refuse bin storage - The bins are currently stored alongside the property this would not be possible following the construction of the extensions and the submitted drawings indicate the placement of a bin store behind a replanted hedge towards the front. As such a condition requiring the implementation of the proposed bin store shall be attached to any consent granted to ensure that the replacement bin store is implemented prior to the use of the extension, which accords with the principles set out in policy EN 19 of the Core Strategy.

Other matters- A neighbour has raised a concern regarding the removal of hedges to the rear of the property. The proposals do not indicate changes to the rear garden, however, the removal of hedges within the application site would not require planning permission.

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 policies DC1, DC1.5 and 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

The application has been determined in a positive and proactive manner. In this instance amended details were requested to indicate the provision of obscure glazed windows to the rear and side first floor windows, amended drawings were received and appropriately worded conditions are to be appended to any approval.

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:

Drawings: M201BU_2022_P101_01 'Floor Plans (DIMS)

M201BU_2022_P113_01 'Front Garden Surface Treatment'

M201BU_2022_P114_01 'Specification of Planting'

HDST-15&20 Flexistone construction detail for vehicle application

all as received by the City Council on the 19th July 2022

'Swept Path Analysis' as received by the City Council on the 16th September 2022

M201BU_2022_P105_01 'Front, Rear, Right Side Elevations and Section EE (Obscure Glazing Added)' as received by the City Council on the 28th September 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 the external surfaces of the development hereby approved shall be arranged and 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local

Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the first floor rear facing windows and the first floor side facing window in the 'right side elevations' as identified on the approved proposed elevation plans shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and where applicable be of a fixed window type 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.

6) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing references M201BU_2022_P113_01 'Front Garden Surface Treatment'; M201BU_2022_P114_01 'Specification of Planting'; HDST-15&20 Flexistone construction detail for vehicle application, shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

7) The secure and ventilated bin store for the storage of waste containers, including segregated and recyclable waste, as listed with the drawings above, shall be implemented prior to the first use of the extension hereby approved and thereafter retained and maintained, in perpetuity.

Reason - In the interests of residential and visual amenity pursuant to saved policy DC1 of the Unitary Development Plan for Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

2) In order to facilitate access into the site, a new vehicular crossover will be required. The new access will need to be built in accordance with MCC construction standards under a Section 184 vehicle crossing licence/agreement which will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

Apartment 15, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 16, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 17, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 18, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 19, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 20, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 21, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 22, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 23, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 24, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 25, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 26, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 40, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 39, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 38, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 37, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 36, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 35, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 34, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 33, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 32, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 31, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 29, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 28, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 27, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 30, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 14, Windsor House, Mauldeth Road West, Manchester, M21 7TH
481 Princess Road, Manchester, M20 1BU
17 Eddisbury Avenue, Manchester, M20 1BG
197 Mauldeth Road West, Manchester, M20 1BJ

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
Area Team Boundary - Name: SOUTH