

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135010/FH/2022

Date registered valid: 22 September 2022

Proposal: Erection of a first floor side extension and two storey rear extension to provide additional living accommodation

Address: 6 Moor Park Road, Manchester, M20 5PF

Ward(s): Didsbury East Ward

Applicant: Mrs Farah Khan, 6 Moor Park Road, Manchester, M20 5PF

Agent (if any): Mr Barry Cullen, Barry Cullen, Flat 27, Brookside Court, 101 Slade Lane, Manchester, M19 2AH

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 October 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 28 September 2022

Expired: 19 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



Photograph 1 Application site with indicative red line of the property 6 Moor Park Road.

The application site is a bay-fronted inter-war semi-detached property situated on the south side of Moor Park Road at the junction with Denholme Road in the Didsbury East ward.

The property sits on a roughly triangular plot that is south-west facing at the rear, with an attached flat roof garage on the western side and off-road parking at the front adjacent to a lawned garden.

The property has previously been extended at the rear with a 2-storey flat roof extension towards the boundary with No.4 Moor Park Road to the west and a single storey extension on the boundary with No.2 Denholme Road to the east.

The materials palette comprises red brick elevations with a red clay interlocking tile hipped roof.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area comprising a medium density inter-war housing estate 93 metres east of the A34 Kingsway and 73 metres west of the B5095 to Cheadle. The River Mersey lies 129 metres to the south placing the site in Flood Risk Zone 2, Environment Agency Flood Risk Warning Area and Critical Drainage Area.

The site is very close to a range of retail, education, leisure and transport amenities all clustered around the Parrswood Entertainment Centre several metres to the north.

Description of development

The applicant is seeking permission to erect a first floor side extension, a two storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Publicity – Notification letters were sent to the address listed in appendix 1 and 3 representations were received, a summary of the response are as follows;

Objection 1 – Sought clarification on the changes compared to the previous approved application reference **129405/FH/2021** raising concerns with the existing build and that it had resulted in terracing impact upon the neighbour's view and light.

Following clarification of the changes an additional representation was submitted highlight that they were still concerned regarding the build on site and sought assurances that the applicant would build in accordance with the approve drawings.

Comments neither objecting to or supporting the application 1 – Although the representation did not object to the proposal they did raise concerns with bin storage arrangements particularly at the front of the property.

Comments neither objecting to or supporting the application 2 – Concerned about the lights illuminating from the property, compared them to Blackpool illuminations and having an impact

on their sleeping patterns, raised concerns regarding the impact upon the next door neighbour and in particular their daughters bedroom.

Planning History

There have been three previous planning applications at this address, details are provided below:

Application Reference	Decision - Date	Proposal
129405/FH/2021	Application Approved - 21.05.2021	Erection of a 1st floor side extension, a single storey rear extension and erection of front porch.
035255	Application Approved - 08.02.1990	Single storey extension rear of dwellinghouse to form a lounge
F14590	Application Approved - 19.11.1980	Extension to bedroom at 1st floor level rear of house.

Issues

Local Policy

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant Core Strategy policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant UDP policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Further consideration will be given as to whether the proposal has any impact on surrounding residential amenity in particular the effect upon the amenity of neighbouring occupiers.

The principle for a first floor side extension and an extension to the rear has been established by the previous planning application 129405/FH/2021.

Residential and Visual Amenity

As with the previous approved drawings the first-floor side extension would sit over the footprint of the present garage and ties in with an existing flat roof outrigger to its 5.368-metre height.

This element of the proposal provides an additional bedroom with enlarged en-suite with WC, the proposed window would be rear-facing and obscurely glazed on condition of any approval. At the front a window at first floor will be inserted for the proposed bedroom, the impact would be similar to that of the existing first floor front windows at the property and would not create any additional privacy issues, furthermore it will help to increase more natural surveillance within the streetscene.

In terms of shading, the proposed extension will be entirely contained within the mass of the west-facing gable end. This faces the eastern gable at No.4 Moor Park Road, due to the location close to a corner, the application site has a splayed relationship with this property, so the front-facing bedroom windows are set slightly further back. As the front is a north-facing elevation, these windows receive no direct sunlight and so will not be overshadowed by any extension at the side as proposed. At the rear (photograph 2 and image 1) the two storey element would be no impact by virtue of the the existing two storey extension to 4 Moor Park Road.

Unlike the previous application there is no proposed front porch associated with the development, however the existing porch has been removed and the elevations alterations to the front of the property associated with the conversion of the garage to provide a small amount of independent living space for a disabled family member with a separate front entrance and exit into the rear garden have already been carried out (photograph 1). A door from the kitchen in this element of the proposal leads into the kitchen/dining room of the main dwelling enabling family members to access this part of the property also.

The proposal would have a positive impact upon the street scene and would contribute to vitality of the street. This approach is encouraged by the Council's Residential Quality Guidance (RQDG) documents as well as saved UDP policy DC1, where the RQDG states that:

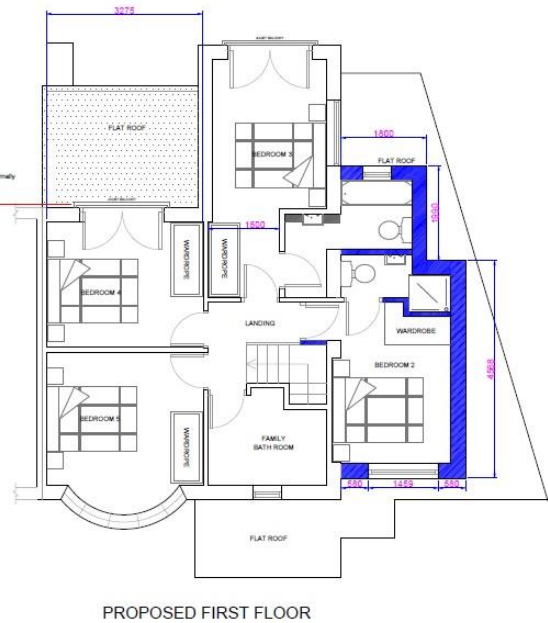
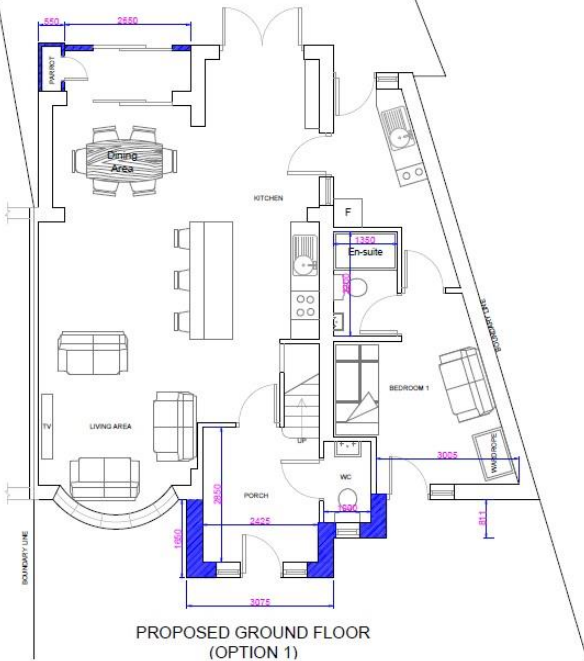
"New development should investigate and reference its historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place" (page 43), whilst saved UDP policy DC1 guides that development is "not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details". In this case the applicant has chosen a traditional design to match with the existing dwellinghouse.

Final details of materials will be controlled by condition to ensure that the materials are similar to those used on the existing dwellinghouse.

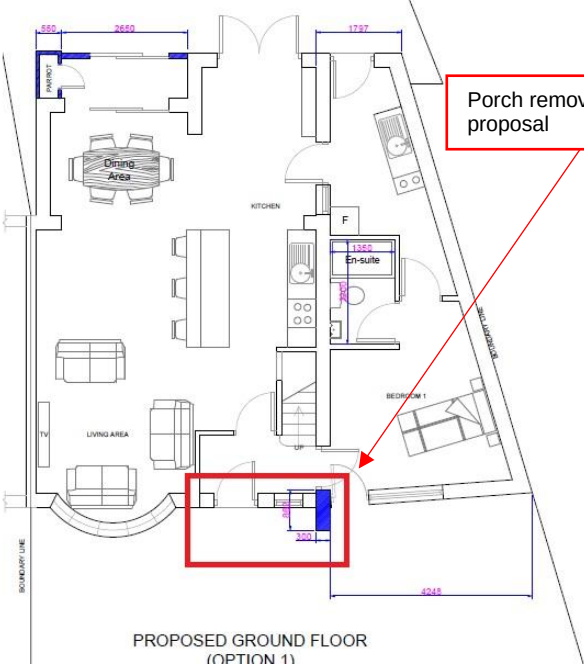


Photograph 2 Rear Elevation as partially built. Image 1 Rear Elevation (Source: Google.com/maps)

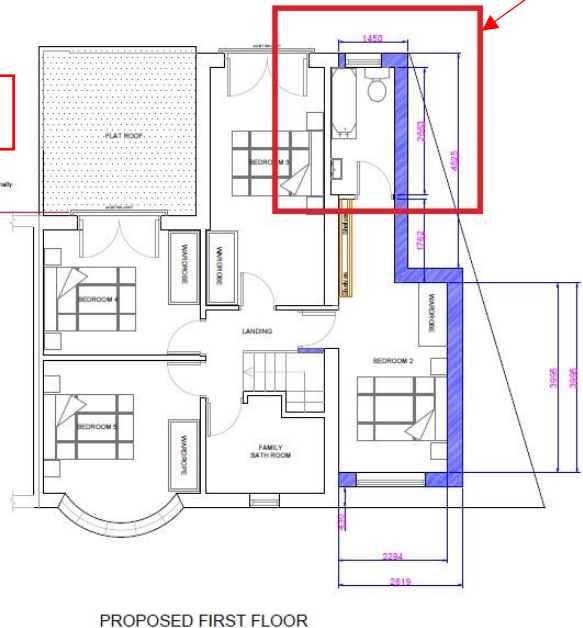
129405/FH/2021 - Approved Drawings



135010/FH/2022 - New Application Proposed Drawings



Porch removed from proposal



Side extension level with rear elevation

Image 2 Comparison between the drawings approved under 129405/FH/2021 (top) and the current proposed drawings (bottom).

Car Parking – The proposed site layout plans indicate that there will be car parking space for two vehicles and a front lawn.

Refuse Storage – The properties bin will continue to be stored at the front of the property.

Flood Risk - The site is within 129 metres of the River Mersey which is to the south placing the property in Flood Risk Zone 2. The applicant has submitted a Flood Risk Statement setting out the risks and any mitigation measures to make the extended property safe in the event of flood.

As most of the new development is mostly at first floor, the amount of non-permeable floorspace that is being created is very small, less than 20m². The statement confirms that the will the proposed floor levels will be no lower than any of the existing FFL's within the existing property.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

Drawing - 1244 PLANNING REV 2 and Site Layout Plan received by the City Council as Local Planning Authority on the 22nd 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the Householder Application Form.

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 and DC1.2 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

4) Before first occupation the first floor rear WC window as shown on the drawing reference 1244 Planning Rev 2, 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.

Informatives

1) If you cannot raise FFLs 300 mm above the estimated flood level, you should include flood resilience and resistance measures in your design. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>

- Consideration of flood safety measures (such as signing up for EA flood warnings) and evacuation plans where required.

Appendix 1 – List of consultees & neighbours notified

7 Glenmere Road, Manchester, M20 5PH
2 Denholm Road, Manchester, M20 5PP
1 Denholm Road, Manchester, M20 5PP
4 Moor Park Road, Manchester, M20 5PF
15 Moor Park Road, Manchester, M20 5PF
13 Moor Park Road, Manchester, M20 5PF

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA