

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134390/FH/2022
Date registered valid: 18 July 2022
Proposal: Erection of a single storey rear extension to form additional living accommodation
Address: 6 Oakcliffe Road, Manchester, M23 1DA
Ward(s): Baguley Ward
Applicant: Mr V Buzko 6 Oakcliffe Road, Manchester, M23 1DA
Agent (if any): Mr Keven Lester CB3 Design Architects 2 The Square, Lymm, Cheshire, WA13 0HX
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 1 September 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 22 August 2022
Standard consultations: 0 consultations have been printed and sent.
Neighbour notifications: Printed: 25 July 2022 Expired: 15 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

Description of site/building

The application site is a modern red brick detached dwelling house situated on the western side of Oakcliffe Road in the Baguley ward. The property has gardens at the front and rear, a front driveway and access to the rear alongside the integral garage.

Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of area

The area is residential comprising of Oakcliffe Road which is a modern estate surrounded by inter-war dwellinghouses.

Description of development

Erection of a single storey rear extension to form additional living accommodation.

The extension provides an extended kitchen/dining room, utility room and storage space.

Consultations & Notification Responses

Neighbour notification

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

Planning History

An application for a Certificate of Lawful Proposed Development (Ref: 133704/LP/2022) for erection of a single storey rear extension was withdrawn on the 23rd of June 2022. This was on the basis that the original permission for the dwellings removed Permitted Development rights under Class A across the estate (069232/FO/2003/S2).

Policy

The application is subject to assessment against the following policies within the Development Plan:

Saved UDP policy DC1
Core Strategy policies DM1 and SP1

Issues

Principle

The application seeks an extension to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes to provide additional living

accommodation. In this case, consideration has to be given to the acceptability of the proposal against the removal of PD rights under Condition 8 of the original 2003 application noted above.

There are no objections to the principle of the development subject to acceptable impacts on residential, visual, and external amenity which are considered below.

Residential Amenity

The proposal will have no impacts on residential amenity. It is single storey only with no windows on either side and would run parallel to the projecting gable wall of No.8 to the south and the rear garden boundaries of Nos.2 and 4 to the north. It has a maximum height of 3.4 metres and maximum depth of 3.4 metres with no opportunities for overlooking, overshadowing, or being perceived as overbearing. The residential amenity impacts of the proposal are therefore acceptable on this site.

Visual Amenity

The extension is sited on the rear elevation with no projection at either side. It has a simple rectangular footprint and design that responds to the modern aesthetics of the original dwelling, including bi-fold doors on the rear and rooflights in the monopitch roof. It is proportionate to the scale of the original dwelling and proposes to be built in materials to match the existing. The extension has no visibility within the street scene. As such, there are no concerns with the visual impacts of the proposal.

External Amenity

Permitted Development rights were likely removed in the original application to retain adequate private amenity space across the estate where plot sizes vary. The rear garden at No.6 has a length of 12.22 metres and is 10.26 metres wide. As the property is sited forwards of No.8, it has the benefit of a much larger rear garden area than No.8 and compares favourably over several other dwellings of this house type on the estate (eg: Nos.9 and 11). On balance and given the modest depth of the proposed extension, which reduces to 2.7 metres deep for the storage space, adequate garden space would be retained following any approval of the proposal.

Parking and bin storage are unaffected by the proposal.

Conclusion

Based on the above, the proposal accords with saved UDP policy DC1 and with the general provisions within Core Strategy policies SP1 and DM1.

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. The application was notified to 6no. neighbouring occupiers; no comments were received, and the application has been approved 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 18th of July 2022:

Application form

Location Plan Ref: 001A

Proposed Plans and Elevations Ref: 100D

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 be implemented in accordance with the approved details as set out in the drawings specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

8 Oakcliffe Road, Manchester, M23 1DA
2 Oakcliffe Road, Manchester, M23 1DA
4 Oakcliffe Road, Manchester, M23 1DA
5 Ryecroft Grove, Manchester, M23 1EB
7 Ryecroft Grove, Manchester, M23 1EB
3 Ryecroft Grove, Manchester, M23 1EB

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