

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134206/FH/2022

Date registered valid: 7 July 2022

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

Address: 48 Church Road, Manchester, M22 4NW

Ward(s): Northenden Ward

Applicant: Ms Hattie Kennedy 48 Church Road, Manchester, M22 4NW

Agent (if any): Mr Barry Swainson 13 Moorfield Avenue, Denton, Manchester, M34 7TF

Case officer: Janet Lawless
Tel: 0161 234 4535
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Recommendation: Approve

Date of recommendation: 31.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05.08.2022

Standard consultations:

Printed: 8 July 2022 Expired: 29 July 2022

Neighbour notifications

Printed: 8 July 2022 Expired: 29 July 2022

Site notice

Posted: 5 August 2022 Expired: 26 August 2022

Press advert

Published: 12 July 2022 Expired: 2 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is a next to end terraced 2 storey brick- built property. It has garden area to the front and rear, with the front being enclosed by a combination of low wall and hedging and timber panel fence. To the rear is an enclosed yard area, and beyond that each of the properties within the terrace have a very long garden. There is a 1.5 m brick boundary wall between number 48 and 46 Church Road.

The property is of some architectural merit and is constructed of red brick and grey slate roof, with original 2 storey outrigger to the rear. There is stone sill and header detailing to the front of the property.

The pedestrian access is taken from the front off Church Road, and access to the rear is taken from down the side through a gated alleyway.

Listed building: Not applicable

Conservation area: Northenden Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential comprising of similar style and age of properties. There are also some commercial properties on the opposite side of the road. Northenden District centre is within walking distance to the north. The property is located within the Northenden Conservation Area (designated 1979).

Description of development

The proposal is for a small single storey infill extension which would square off the outrigger to the rear creating a more open plan layout providing a larger kitchen. The extension at the eaves would project 60cm above the existing boundary wall, would be of a mono-pitch design with the lowest part of the roof being along the common boundary with number 46 Church Road. The roof would be of aluminium frame construction with glazing. There would be double doors in the rear leading directly out onto the garden, the glazed roof would provide additional natural lighting.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Northenden Civic Society- no comments received

Northenden Neighbourhood Forum – no comments received

Issues

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 Policy DC18.1 - Conservation Areas
- 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 SP1 - Spatial Principles
- o The National Planning Policy Framework (NPPF) Principle –

The proposal is for the erection of a single storey rear extension, to form additional living accommodation is considered acceptable in principle.

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

Siting - The proposed extension is to the side and rear of the property, squaring off the existing outrigger at ground floor level. It has a mono-pitch roof which results in the lowest part of the roof being along the common boundary with number 46 Church Road increasing in height as it meets the outrigger on 48 Church Road.

Design and Appearance - The design is in keeping with the character and appearance of the original dwelling house and should not detract from the architecture of the host property, it is relatively light weight in structure. As the property is in a Conservation Area, the detail of design and materials are primary and it is expected that the choice of materials should match the existing property, as such appropriate conditions will be attached to any consent granted.

Scale and Massing - The extension would extend the property on the side elevation and link into the single- story outrigger to the rear. The roofline is much lower than the existing outrigger with that being 2 storey. It is a modest extension and reads lower than a traditional single

storey. The scale of the extension is proportionate to the host property and is not bulky in appearance retaining subservience.

Residential Amenity- The property adjoining at number 50 has had a single storey extension this projects off the rear of the outrigger rather than being an infill. Number 46 does not have an extension however it is considered that every effort has been made with the design of the extension to minimise its impact upon the neighbouring property at number 46 with its low height and mono-pitch design. Other properties along the terrace have had similar extensions. Whilst the extension will project above the boundary wall, there are no windows in the side elevations causing loss of privacy or overlooking. Given the long gardens there would be sufficient external amenity space retained for existing and future occupants of the property.

Visual Amenity- The host property along with the others within this terrace are of some architectural merit and contribute to the character of the Northenden conservation area. The extension is not visible from within the street scene, only being viewed from the alleyway at the rear, and even from that perspective due to the high boundary treatment to the rear of the property bounding the alleyway and the low- level mono-pitched roof of the extension, is not highly visible. The materials to be used would match those of the existing property being red brick with a glazed roof. To ensure that there is no detrimental impact upon either the visual amenity of the neighbouring properties or the character of the Conservation area a condition relating to the materials to be used shall be attached to any consent granted.

Refuse bin storage - The storage of the refuse bins are not affected by this proposal, there would be space retained to store the bins in the rear garden and bring them kerb side on collection day.

Parking - There is no in curtilage parking, with the only parking provision being reliant upon spaces on street. As such parking is not affected by the proposal.

Impact on the character of the Northenden Conservation Area - Extant Policy DC18.1 states that applications within conservation areas should preserve or enhance the appearance and character of a conservation area and that it is desirable to retain the existing features, such as boundary walls, gardens, trees and, where possible, preserving, enhancing the character, setting within the conservation area. Given that the extension is not viewed within the street scene, and the extension does not impact upon the original features of the property, it is considered acceptable and in compliance with policy DC18.

Conclusion - The proposal is considered acceptable in this location, in terms of design, scale, massing and amenity allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scenes or Conservation Area, and there are no material considerations of sufficient weight to indicate otherwise. The proposal therefore complies with Policies DC18.1, DC1, DM1 and SP1.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case no significant issues have arisen during the consideration of this application and the application has been determined in a timely manner and in line with both national and local policies. Appropriate conditions have been attached to the permission granted.

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:

Site Plan - received 29th June 2022

Proposed Floor Plans and Elevations- received 29th June 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, including the mortar and patching in, and shall be in accordance with those listed on the application forms.

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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

Appendix 1 – List of consultees & neighbours notified

Northenden Civic Society
Northenden Neighbourhood Forum

50 Church Road, Manchester, M22 4NW
46 Church Road, Manchester, M22 4NW
49 Church Road, Manchester, M22 4NN
51 Church Road, Manchester, M22 4NN

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
Conservation Area - Northenden Conservation Area 1979
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA