

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134057/FH/2022

Date registered valid: 15 June 2022

Proposal: Extension to existing rear deck and creation of steps to garden, extension of existing roofline of ground floor glazed canopy, enclose the existing canopy and the new ground floor extension with bifold doors to the deck extension, extension of cladding up to the gutter-line. First floor rear extension. Creation of balcony above first floor rear extension with glass balustrade and elevational alterations.

Address: 30 High Lane, Manchester, M21 9DZ

Ward(s): Chorlton Park Ward

Applicant: Mr Alistair Williamson, Lucid Group Ltd, 30 High Lane, Manchester, M21 9DZ

Agent (if any):

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17th August 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	2 August 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 20 June 2022 Expired: 11 July 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 site relates to a two storey property located along High Lane in the Chorlton Park area of Manchester. Access to the property is taken from the side. Gardens lie to the front and rear with off road car parking along the side. The property has undergone enlargement to the rear comprising a canopy area with raised decking. The property benefits from living space within the basement and roof.

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

Description of area

This is primarily a residential area in character.

Description of development

The applicant is seeking planning permission for an extension to existing rear deck and creation of steps to garden, extension of existing roofline of ground floor glazed canopy, enclose the existing canopy and the new ground floor extension with bifold doors to the deck extension, extension of cladding up to the gutter-line. First floor rear extension. Creation of balcony above first floor rear extension with glass balustrade and elevational alterations.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- 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 Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- 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 allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

102875/FH/2013/S1 -Application Approved - 01.10.2013 Excavation of existing basement and extension of basement and deck to rear, installation of glazed canopy over deck and carport, installation of rooflights and balcony to rear, following demolition of existing carport and extension to rear

094873/FH/2010/S1 -Application Approved - 23.12.2010 Erection of single storey rear extension, first and second floor rear extension to create additional living accommodation and creation of light well with balustrade and decked area in rear garden

072671/FH/2004/S1 - Application Approved - 24.09.2004 Erection of a single storey rear extension after demolition of existing conservatory and external alterations to roof attic conversion

Residential Amenity

The application proposes the erection of extension to existing rear deck and creation of steps to garden, extension of existing roofline of ground floor glazed canopy, enclose the existing canopy and the new ground floor extension with bifold doors to the deck extension, extension of cladding up to the gutter-line. First floor rear extension. Creation of balcony above first floor rear extension with glass balustrade and elevational alterations.

The property currently features a raised decking area to the rear with canopy and steps leading down to the rear garden and Juliet balcony on the second floor.

Ground Floor

There is a raised internal floor level which is approximately 900mm above ground level. The applicant proposes to extend the ground floor by infilling the side of the existing rear projecting canopy and installing bi folding doors which would enclose the rear space. The decked area would lead off the bi folding doors providing a platform which would lead to the steps allowing access down into the rear garden. It is considered that given the minimal projection of the decking which would provide access to the steps, it is not considered that there would be any overlooking or loss of privacy given by the raised decking. Two roof lights are proposed in the infill extension with elongated fixed rear windows to mirror the bi fold doors and glazed balustrade proposed along the decking. Glazed balustrade is also proposed at basement level.

First Floor

The proposal includes an infill extension at first floor which would project out from the existing rear wall of the property and finish in line with the existing rear projection providing a flush finish at first floor. The existing rear window will be reused in the extension. Given that there would be no further projection than existing, the proposal is considered would not provide a detrimental impact upon the occupiers of adjoining or surrounding properties.

Second Floor

The applicant proposes to construct a balcony above the first floor rear extension which would project out in line with the current projection on the rear. Although the balcony would project forward of the original wall of the property, given the roof levels either side of the balcony together with the proposed privacy screens, it is not anticipated that there would be any overlooking or loss of privacy as a result of the proposed balcony especially given that most of the balcony would be hemmed in by the existing sloping roofs reducing any views to properties either side.

The extensions would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area has already changed over time as the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, it is felt that the proposal can be acceptably accommodated at the application property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area and therefore is considered to comply with The National Planning Policy Framework; Core Strategy policies SP1, DM1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extensions are comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be matching brick with natural ageing finish timber cladding and Lead, matching grey glass-fibre (GRP) and glazed roofing panels. as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access to the rear, which accords with policy EN19 of the Core Strategy.

Parking

Not affected by this proposal.

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 policy DC1, 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

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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 15th June 2022 numbered 2C Proposed Rear Elevation Reference drawing

Received on 15th June 2022 numbered 2B Proposed Rear Elevation

Received on 10th August 2022 numbered 3C Proposed Side Elevation viewed from no. 28

Received on 10th August 2022 numbered 4C Proposed Side Elevation viewed from no. 32 Section AA

Received on 10th August 2022 numbered 5C Proposed Side Elevation viewed from no. 32 Section BB

Received on 15th June 2022 numbered 6B Proposed First floor Plan

Received on 15th June 2022 numbered 7B Proposed Basement Plan

Received on 15th June 2022 numbered 8B Proposed Ground Floor Plan

Received on 15th June 2022 numbered 9B Proposed First Floor Plan

Received on 15th June 2022 numbered 10B Proposed Second Floor Plan

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) The privacy screen as detailed within the submitted drawings received on 10th August 2022 numbered 5C Proposed Side Elevation viewed from no. 32 Section BB and 3C Proposed Side Elevation viewed from no. 28, shall be installed and be retained in perpetuity.

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

Appendix 1 – List of consultees & neighbours notified

31 High Lane, Manchester, M21 9DL

34 High Lane, Manchester, M21 9DZ

28 High Lane, Manchester, M21 9DZ

26 High Lane, Manchester, M21 9DZ
Flat 1, 33 High Lane, Manchester, M21 9DL
33 High Lane, Manchester, M21 9DL
32 High Lane, Manchester, M21 9DZ
Flat 2, 33 High Lane, Manchester, M21 9DL
70 Brundretts Road, Manchester, M21 9DE
Flat 3, 33 High Lane, Manchester, M21 9DL

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