

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133970/FH/2022

Date registered valid: 1 August 2022

Proposal: Erection of a part single/part two storey rear extension and single storey front porch to form additional living accommodation

Address: 70 Mauldeth Road, Manchester, M20 4WF

Ward(s): Withington Ward

Applicant: Mr Waheed Akbar 70 Mauldeth Road, Manchester, M20 4WF

Agent (if any): Mr Waheed Nawaz Nawaz & Partners 5 Whiting Grove, Bolton, BL3 4PU

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2nd September 2022

Standard consultations:

Printed: 3 August 2022 Expired: 24 August 2022

Neighbour notifications

Printed: 3 August 2022 Expired: 24 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 property that is the subject of this householder application is a 2 -storey red brick and render bay fronted property. It is identified as 70 Mauldeth Road and it is located within the Withington ward of the City. It has garden area to the front and rear with a driveway that provides off road parking. The front garden has been historically block- paved. The boundary treatments are low brick wall to the frontage, with a side gate leading into the rear garden where the boundaries are timber panel fences. The rear is laid mainly to lawn. There is an original outrigger on the rear and a free- standing single storey garage / store this is to be demolished to facilitate the development.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and design to the proposal property. Some have had the benefit of extensions similar to that now being applied for on 70 Mauldeth Road.

Description of development

The proposed extension is for a part single part two storey rear extension. It would provide additional living accommodation in the form of an open plan kitchen diner to the ground floor and an enlargement to bedroom 3 and bedroom 1 with an en-suite to this bedroom. The first-floor projects from the rear of the property by 2.4m, the single storey element would project 6.1 m from the rear and occupy the full width across the rear. In addition, a single storey front porch is proposed. It would be 2.7 metres wide and project just beyond the existing bay window. There are others of the same footprint within the area.

Consultations & Notification Responses

Local residents were informed- no representations have been 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, 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 EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle of the Proposal

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.

The principle of extending residential accommodation in an established residential area to create additional living accommodation is considered acceptable however, consideration must be given to ensure that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of neighbouring properties.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight to indicate otherwise.

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.

Residential Amenity

This proposal is for the erection of a part single part two storey rear extension to form additional living accommodation. The proposal is to the rear of the property, and projects no closer to the next pair of semis at 72 and 74 Mauldeth Road. There is a large single storey extension that sits right up against the boundary on the adjoining property at number 68 Mauldeth Road. The

proposed ground floor would project slightly beyond the existing adjoining extension, however the first- floor extension has been much reduced to have a maximum projection of 2.4m. It also has a hipped roof to reduce the massing. The bedroom window on the rear of number 68 is set in off the common boundary, and therefore the proposed extension at number 70 should not result in overshadowing or loss of privacy. There are no windows proposed along that common boundary, with the windows being in the rear overlooking the applicants own garden.

There are windows proposed to the ground floor on the elevation facing number 72 Mauldeth Road however given that the extension goes no closer towards the neighbouring property, and there is an established boundary between them it is not considered that there would be any issue with regards to loss of privacy or overlooking. The single storey front porch whilst projecting beyond the front bay window remains of an acceptable scale and is subservient to the host property. It is not considered that the proposals would have such a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties so as to merit refusal of the application.

Visual Amenity

The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area is still retained and various houses in the immediate vicinity are themselves altered and extended. The appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extensions are considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can easily be accommodated within the footprint of the site, and it is considered that the proposal would not interfere with the existing characteristics of the area. It is not anticipated that the introduction of a part single part two storey extension to this location would provide a harmful outlook on the occupiers of the surrounding properties.

Siting Scale and Massing

The size and footprint of the proposed extension is 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 extensions are satisfactory and have been sited and designed to ensure that it is subservient to the original dwelling house. The proposal is not excessively large or bulky and are 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 would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching materials. A condition to that effect would be attached to any consent granted.

The design is considered acceptable and assimilates the proposals into the existing property and the area within which it is located.

On balance it is considered that the design and appearance of the proposed development accords with saved policy DC1, Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not affected

Bins

Bins storage is not affected by the proposal as there is space to the side of the property which is retained for the movement of bins from the rear to the front for collection which accords with policy EN19 of the Core Strategy.

Parking

Off road car parking is not affected by this proposal. Space to the front driveway is still available

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 changing household needs, without resulting in a detrimental impact on the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

A101- Location Plan dated 6th June 2022

A105- Proposed Floor Plans dated 6th June 2022

A106- Proposed Roof Plan dated 6th June 2022

A107- Proposed Elevations dated 6th June 2022

A108- Proposed Elevations dated 6th 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, as stated on the completed 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, 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 (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) No development shall commence until the flood risk assessment has been updated to include resistance/resilience measures in accordance with Environment Agency flood levels for the site and submitted to and approved in writing by the local planning authority. For the avoidance of doubt, as per the government standing advice, the assessment must include the following:

- The estimated flood level for the development (the estimated flood level is a river flood level with a 1 in 100 or greater annual probability, plus an allowance for climate change). The estimated flood level may be obtained freely from the Environment Agency.

- Provide a plan showing the finished floor levels (FFLs) and the estimated flood levels. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.

- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate 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> - See <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) Before first occupation the window in the western elevation of the extension serving the bedroom 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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

68 Mauldeth Road, Manchester, M20 4WF
2 Shireoak Road, Manchester, M20 4NY
72 Mauldeth Road, Manchester, M20 4WF
Flat 5, 53 Mauldeth Road, Manchester, M20 4NF
Flat 6, 53 Mauldeth Road, Manchester, M20 4NF
Flat 2, 53 Mauldeth Road, Manchester, M20 4NF
Flat 9, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 6, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 42, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 4, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 38, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 35, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 33, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 30, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 29, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 26, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 24, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 21, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 19, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 17, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 14, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 11, Mayes Court, Sheringham Road, Manchester, M14 6UT
Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 7, 53 Mauldeth Road, Manchester, M20 4NF
Flat 4, 53 Mauldeth Road, Manchester, M20 4NF
Flat 3, 53 Mauldeth Road, Manchester, M20 4NF
Flat 1, 53 Mauldeth Road, Manchester, M20 4NF
Flat 8, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 7, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 5, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 41, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 40, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 39, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 37, Mayes Court, Sheringham Road, Manchester, M14 6UT

Flat 36, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 34, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 32, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 31, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 3, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 28, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 27, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 25, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 23, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 22, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 20, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 2, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 18, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 16, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 15, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 12, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 10, Mayes Court, Sheringham Road, Manchester, M14 6UT
Flat 1, Mayes Court, Sheringham Road, Manchester, M14 6UT

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) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH