

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134450/FH/2022

Date registered valid: 21 July 2022

Proposal: Erection of glass canopy to the rear elevation

Address: 49 Westholme Road, Manchester, M20 3QZ

Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Keane, 49 Westholme Road, Manchester, M20 3QZ

Agent (if any): Miss Rebecca Lipscombe Eden Verandas Unit B13, Southwood Business Park, Armstrong Mall, Farnborough, GU14 0NR

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

Recommendation: Approve

Date of recommendation: **13th September 2022**

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	17 August 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 1 August 2022 Expired: 22 August 2022
Site notice	Posted 17.08.2022 Expires 07.09.2022
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 large two storey detached property in the Didsbury ward area of Manchester. Gardens are located to the front side and rear of the property. The property features enlargements to the side and rear approved under previous applications.



Listed building:	Not applicable
Conservation area:	Old Broadway Conservation Area 1991
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character.

Description of development

The applicant proposes to erect a glass canopy to the rear elevation of the property.

Consultations & Notification Responses

Local residents - Occupiers of properties surrounding the application site were notified of the proposal. No responses have been 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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 DC18 for 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 Policy EN1 – Design Principles
- o Policy EN 3 Heritage
- o Policy EN19 Waste
- 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

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 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

Previous planning applications relating to this site as follows:

077551/FH/2005/S2 - Application Approved - 15.12.2005 Erection of single storey side extension to form garage

064340/FH/SOUTH1/02 - Application Approved - 15.04.2002 2 storey side extension, single storey conservatory to rear and attic conversion including rear dormer to form additional living accommodation following demolition of existing garage

Residential Amenity

The proposed canopy would be sited to the rear of the property in line with a previous extension up to the side wall of the property. The canopy would measure 3.372m in projection to a width of 2.512m and 3.0m in height retaining a gap to the shared boundary with no. 47 Westholme Road. The roof of the canopy would be a mono pitch sloping roof.

Given the orientation of the application site and its relationship to the neighbouring properties especially given the projection, it is considered that the proposal would not provide a domineering and harmful outlook on the occupiers of the adjoining properties.

The canopy would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the addition is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. 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 aluminium powder coated posts and profiles in RAL 9016 'Traffic White' with glazed roof as specified in the application form.

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.

Impact on the Old Broadway Conservation Area

Although the site itself does not fall within the conservation area, it does however adjoin at the rear boundary line of the property to the rear along Old Broadway. The proposal would be located in a suitable position and cannot be viewed from the main road would not interfere with the existing characteristics of the conservation area. Material choice would be an acceptable selection for the conservation area.

On balance, it is believed that the proposal would enhance the character of the Conservation Area which is considered accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Waste management

The storage of bins are not affected by this proposal.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered 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, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and 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

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. 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:

Stamped received on 21st July 2022 numbered 90661-03 Proposed Floor and Roof Plan
Stamped received on 21st July 2022 numbered 90661-04
Stamped received on 21st July 2022 Design and Access Statement

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 as specified in 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.

Appendix 1 – List of consultees & neighbours notified

38 Old Broadway, Manchester, M20 3DF
36 Old Broadway, Manchester, M20 3DF
34 Old Broadway, Manchester, M20 3DF
47 Westholme Road, Manchester, M20 3QZ

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 - Old Broadway Conservation Area 1991
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA