

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134214/FH/2022

Date registered valid: 6 July 2022

Proposal: Erection of single storey side and rear extension to form additional living accommodation, together with front porch

Address: 29 Kendall Road, Manchester, M8 4ND

Ward(s): Higher Blackley Ward

Applicant: Mrs Humera Ahmad Tufail 29 Kendall Road, Manchester, M8 4ND

Agent (if any): Miss Aysha Utsho Aysha 29 Croft Street, Hyde, SK14 1JA

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 31.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 11 July 2022 Expired: 1 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a corner plot situated at the junction of Kendall Road and Welford Road. The property is a brick built semi-detached dwellinghouse situated within a residential neighbourhood of Higher Blackley area of North Manchester. The property benefits from hard landscaping area to the front, with a side garden and a large rear garden that has a gradient sloping upwards towards the rear boundary. Additionally, there is an existing rear extension to the original dwelling. Boundary treatment in the form of wooden fencing and a brick wall are located along the shared and rear boundary .

The wider area is residential in nature with houses of similar style and design.

Description of development

Consent is sought for the erection of a single storey side extension and rear extension together with a front porch, to form additional living accommodation. The agent was advised early on in the planning process surrounding concerns relating to the original proposal. The concerns centred around the overly large and incongruous design of the proposed front porch. Revised drawings have been received that reduce footprint of the front porch. Additionally, a previous application was approved (application ref. 133133/FH/2022) for a similar scheme.

The proposed single storey side extension would comprise a garage and a utility room, WC area and kitchen area towards the rear of the extension, including three large and two smaller

side elevation windows and one rear elevation window. The extension would have approx. dimensions of Height 3.7m /(at the eaves) 2.7m x Width 4m x Depth 11.7m x Rear Projection 0.9m . The roof arrangement would comprise a tiled hipped roof.

The single storey rear extension would comprise a dining and kitchen area, and incorporate windows in the rear elevation. The extension would have approx. dimensions of Height 3.2m /(at the eaves) 2.7m x Width 6.3m x Rear Projection 3.4 m. The roof arrangement would comprise a tiled hipped roof.

The front porch extension would include a door in the a front elevation and would have approx. dimensions of Height 3.5m x Width 2.8m x Depth 2m.

Consultations & Notification Responses

Local residents were notified however none responded.

Planning History

133133/FH/2022 Erection of a single storey side and rear extension, together with front porch, to form additional living accommodation. APPROVED 19.05.2022

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The **National Planning Policy Framework** sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;

d) The effect of the loss of any on-site car-parking

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) in length
- b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
- c) 2 storey extensions to terraced properties which occupy the full width of the house
- d) flat roofed extensions to bungalows

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a single storey side and rear extension and the erection of a front porch to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential and Visual Amenity

Revised drawings were received 08 August 2022, the plans include reducing the front porch's footprint addressing the visual amenity concerns relating to the original front porch's position within the street scene. The revised drawings indicate the front porch would create a new entrance at the property and would have a depth of 2 metres from the principal elevation. The proposed front extension does not form an incongruous feature within the street scene. Additionally, given the property location of the corner of Welford Road and Kendall Road, the proposal is considered to be acceptable in this location and would not create any undue loss of visual or residential amenity to neighbouring occupiers.

As noted above this application is similar to a previously approved application (ref. 133133/FH/2022) however this proposal has a slightly increased footprint to the proposed single storey rear and side extensions and front porch. For the reasons outlined below it is deemed the application does not present any significant residential or visual amenity to neighbouring properties.

As viewed from the street, the side extension would have a depth of 11.7 metres and width of 4m, therefore it is deemed the extension would not produce an overpowering or incongruous feature within the streetscene. The side extension would be well hidden from Welford Road due to the topography of the local surrounding area and existing boundary treatment. Additionally, given this is a corner plot it is deemed that no additional overbearing or loss of privacy to neighbouring properties will result from the single storey side extension.

The proposed single storey rear extension would be positioned off the existing rear extension and would have a rearward projection of 3.4 metres. It would be sited along the shared boundary with 27 Kendall Road. Due to the proximity to no.27 Kendall Road, the neighbouring property would experience additional built form from the rear of the property. However, it is noted that the revised proposal is only 1 storey and therefore overbearing impacts would be limited. Due to the orientation of the property, no. 27 Kendall Road would not experience any loss of light or overshadowing implications.

The proposal includes windows positioned along the side and rear elevations overlooking the rear and side garden and the driveway. The proposed openings do not pose impactful intrusive sight lines into adjoining properties, maintaining privacy levels for neighbouring occupiers. A condition shall be applied to any approval regarding no further windows along the proposed extensions.

The proposed development would allow for amenity space to be retained along the front, side and rear of the application site with the existing off-street car parking to be retained.

Overall the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

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/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must not be begun not later than the expiration date of three years beginning with the date of 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 documents and drawings:

Drawing: Proposed Elevation ref. 03-02-03 stamped as received by the City Council, as Local Planning Authority on 08 August 2022

Drawing: Proposed Floor Plans ref. 03-02-02 stamped as received by the City Council, as Local Planning Authority on 08 August 2022

Drawing: Location Plan stamped as received by the City Council, as Local Planning Authority on 30 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 dwellinghouse 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 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 drawings Drawing: Proposed Floor Plans ref. 03-02-02 stamped as received by the City Council, as Local Planning Authority on 08 August 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 Core Strategy for City of Manchester.

Appendix 1 – List of consultees & neighbours notified

2 Welford Road, Manchester, M8 4NZ
27 Kendall Road, Manchester, M8 4ND
44 Kendall Road, Manchester, M8 4NF
31 Kendall Road, Manchester, M8 4ND
1 Welford Road, Manchester, M8 4NZ
46 Kendall Road, Manchester, M8 4NF
6 Welford Road, Manchester, M8 4NZ
4 Welford Road, Manchester, M8 4NZ
48 Kendall Road, Manchester, M8 4NF

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA