

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134097/FH/2022

Date registered valid: 20 June 2022

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

Address: 2 Gillbrook Road, Manchester, M20 6WH

Ward(s): Didsbury East Ward

Applicant: Mr Kevin & Mrs Janet O Brien, 2 Gillbrook Road, Manchester, M20 6WH

Agent (if any): Mrs Hilary Philipson, Hilary Philipson Architect, 152 Grove Park, Knutsford, WA16 8QD

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 August 2022

Standard consultations: Printed: 29 June 2022 Expired: 20 July 2022

Neighbour notifications: Printed: 29 June 2022 Expired: 20 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey mid-terrace C3 dwellinghouse of common brick with a slate roof. The property features an original two storey rear outrigger and the plot includes front and rear gardens bound by brick walls.

Description of area

Gillbrook Road is predominantly residential in nature and located between the Didsbury centre and Didsbury Park. The area is characterised by red and common brick terraces with bay windows and round decorative doorways.

Description of development

The applicant is seeking permission to build a small single storey rear extension to provide additional living accommodation in the form of a larger dining/family room.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of support received.

Didsbury Civic Society – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving Well-designed Places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a single storey rear extension to provide additional living space for a family dwellinghouse is acceptable given the provisions of policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey extension would be sited at the rear, facing west and projecting from the two storey outrigger. It would project 1.4m to the rear with a width of 5.86m, an eaves height of 2.9m and a maximum height of 3.28m. The flat roof would feature a small canopy with a projection of 0.45m. The extension would be sited 0.1m from the party wall shared with No.4, and 1.85m from the boundary shared with No.2J. The rearward projection accords with the limit stipulated within policy DC1 (of 3.65m) and is considered to be small in scale. The extension would be subservient to the host dwelling and the siting, scale and massing of the proposal is considered acceptable, pursuant to policies DC1 and DM1.

Appearance and visual amenity – The extension would be built of brickwork to match the existing dwellinghouse, along with grey aluminium glazed bi-fold doors and a flat membrane roof, which has been conditioned. The proposal is standard in design and would be in-keeping with the residential extensions in the area. Though sited at the rear and not visible from Gillbrook Road itself, the proposal would be visible from within Didsbury Park, however it is not considered to form a prominent feature given its small scale and matching materials, hence the character of the area should not be significantly harmed by these works. It would be similar in style, though smaller, than the extension at No.4 (102575/FH/2013/S2). The property is not listed, nor is it sited within or adjacent to a conservation area. Therefore the appearance is acceptable and its impact upon visual amenity is considered minor.

Residential amenity – The proposal shouldn't impact upon neighbouring occupiers' outlook or light due to its minor scale and siting. There is no glazing proposed for the side elevations therefore the surrounding occupiers' privacy should also remain unaffected. In addition to this, no objections were received from the local residents notified of the development, nor any other party, hence the proposal is deemed acceptable in terms of impacts upon residential amenity.

Conclusion – The proposal complies with policies DM1, DC1, SP1 and the NPPF and it is not thought to cause undue harm to the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the area, therefore the development is deemed acceptable and may commence in accordance with the following conditions and approved drawings.

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. No issues have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval

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 drawings numbered '21', '25' and '24 Rev A', stamped as received by the City Council as Local Planning Authority on the 20th June 2022.

Reason - To ensure 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 specified on the submitted application form and drawings.

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.

Appendix 1 – List of consultees & neighbours notified

Didsbury Civic Society

23 Gillbrook Road, Manchester, M20 6WH
4 Gillbrook Road, Manchester, M20 6WH
27 Gillbrook Road, Manchester, M20 6WH
2H Gillbrook Road, Manchester, M20 6WH
2J Gillbrook Road, Manchester, M20 6WH
2F Gillbrook Road, Manchester, M20 6WH
34 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
2G Gillbrook Road, Manchester, M20 6WH
2E Gillbrook Road, Manchester, M20 6WH
36 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
37 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
37A Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
32 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
35 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
33 Viceroy Court, Wilmslow Road, Manchester, M20 2RJ
25 Gillbrook Road, Manchester, M20 6WH

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 AREA