

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133798/FH/2022

Date registered valid: 17 May 2022

Proposal: Retention of a single storey side extension with roof extending around the front of the property (amendment to planning approval reference 128808/FH/2020).

Address: 588 Wilmslow Road, Manchester, M20 3DE

Ward(s): Didsbury West Ward

Applicant: Mr & Mrs Palmer, 588 Wilmslow Road, Manchester, M20 3DE

Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

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

Recommendation: Approve

Date of recommendation: 17 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 July 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 August 2022 Expired: 15 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a red brick two storey detached C3 dwellinghouse. The property is set well back from Wilmslow Road and has garden area to three sides, with the rear being accessed from alongside the property. The vehicular and pedestrian access is taken from Wilmslow Road through double timber gates set in a brick and stone coping topped wall. The house has previously had the benefit of development in the form of a dormer roof extension to the rear, a single storey rear conservatory, and a free- standing garden room, together with a raised deck area.

Description of area

The area is predominantly residential in nature, with the car park for the Christies to the east on the opposite side of the road. The site is within a residential area along Wilmslow Road close to the Christie Hospital, and benefits from being a short distance to Withington District Centre and Didsbury District Centre.

Description of development

The applicant gained permission for a single storey side extension with front canopy/roof and rear outbuilding extension in 2021 but did not build in accordance with the approved plans. They are now applying to retain the side extension as built.

Consultations & Notification Responses

Local residents, as per appendix 1 – One objection was received from a local resident:

We object the revised design for the following reasons:

- *The outbuilding will be made using timber or material that will eventually need updating by painting or varnishing, this will need the owners of 588 to enter [neighbouring] premises. We are extremely worried as the owners have already trespassed on [the neighbouring] property in the past (whilst [occupiers] were on holiday) to paint the side of their rear building. Therefore, we object to this building being built on the boundary line. We do not mind if the building is on their land with enough space for someone to be able to walk on their side to renew it, when it needs doing. If the building is made of a material such as brick they would not need to come to renew it. They have proposed it to be build at a diagonal to please can this be confirmed as there is already a fence up- will the building be built and the fence removed or will the fence remain in place?*
- *The second objection is the building will be overbearing, adding to loss of openness. It will add to all the other buildings the owners have recently built facing [the] side. From the street, we feel it harm the visual aspect of how the homes that are built around here and is totally out of character with how the houses and their surrounding buildings look. The colour and material used is totally not in line with any of the buildings in this area. Their continuous building is causing us to feel closed in.*

High Speed Two (HS2) Limited – No comments received.

Policies

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

Unitary Development Plan (UDP 1995) - 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 single storey side extension to provide additional living space for a family dwellinghouse is acceptable given the provisions of saved UDP 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 side extension is considered a modest addition and would comprise of a wrap-around to the front of the property with a pitched roof which then reverts back to a flat roof as it runs along the side of the property towards the rear garden. It measures 3.35m in width and 8.54m in length, with an eaves height of 3m, a maximum height of 4.8m at the side and 3.8m towards the rear, with a roof canopy extending across the front to the main door would project 0.85m to come in line with the bay windows, with a height of 3.4m. The extension features a small setback of 0.2m from the principle elevation and retains a gap of 1m

to the common boundary with number 586 Wilmslow Road. The works are considered subservient to the scale and massing of the host property and appropriately sited within the curtilage, pursuant to policies DM1 and SP1 of the Core Strategy.

Design and Appearance – The design of the single storey side extension appears to be in keeping with the character of the properties in the area, and it is stated that the materials match that of the existing house. The roof over the most visible element is hipped and Edwardian-style decorative timber detailing has been added to the roof canopy over the front door. Upon visiting the site it was noted that the materials do indeed match existing and the development has been completed to an acceptable standard. It is not considered that the proposed extension has a detrimental impact upon the visual amenity of the neighbouring properties, the character of the property itself or the area within which it is located. The type of extensions proposed are commonplace on residential properties and there are others within the area and are considered acceptable and in accordance with saved policies DC1 and policies DM1 and SP1 of the Core Strategy.

Residential Amenity – The windows proposed are in the front and rear and look out over the applicants' own gardens. The development gap is capable of being shared by the neighbouring properties, and as such the single storey side extension is considered acceptable in terms of residential amenity, and in accordance with policies DC1 and Core Strategy policies SP1 and DM1. One objection was received from a local resident in regards to the extension to the garden room/rear outbuilding. They raised concerns relating to access and trespassing, overbearing impacts, inappropriate design and materials, maintenance and drawing accuracy. The concerns were relayed to the agent, who corrected the drawings and removed the outbuilding extension from the drawings. No further objections were received from the 2nd neighbour notification and the original objector confirmed they were happy with this outcome.

Conclusion – The storage of refuse and off-street parking provision remain as existing, in line with policy DM1. The proposal also complies with policies DC1, SP1 and the NPPF. No objections were received in relation to the revised scheme and the extension is not considered to cause undue harm to the residential amenity currently enjoyed by surrounding occupiers, nor harm the visual amenity of the property or wider street scene. The proposed development is therefore deemed acceptable so long as it remains 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. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 revised drawings numbered '05 B', '06 A', '07' and '08 B', stamped as received by the City Council as Local Planning Authority on the 25th July 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 extensions hereby permitted shall match those of the existing building in type, size, colour and texture, and those stated on the submitted drawings and 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.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited

586 Wilmslow Road, Manchester, M20 3DE
586, Wilmslow Road, Manchester, M20 3de
586 Wilmslow Road, Manchester, M20 3DE
590 Wilmslow Road, Manchester, M20 3DE
593 Wilmslow Road, Manchester, M20 3DJ
591 Wilmslow Road, Manchester, M20 3DJ
16 The Circuit, Manchester, M20 3RA
1 Wensley Drive, Manchester, M20 3DD

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH