

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133630/FH/2022

Date registered valid: 28 April 2022

Proposal: Erection of two storey side and rear extensions, single storey front extension to provide additional living accommodation with elevational alterations

Address: 42 Lomond Road, Manchester, M22 5JD

Ward(s): Sharston Ward

Applicant: Mr Mohammed Majadba, 42 Lomond Road, Manchester, M22 5JD

Agent (if any): Mr Ahmed Choudhry, NADA Architects, 169 Kingsway, Burnage, Manchester, M19 2ND

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 May 2022 Expired: 7 June 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: No

Tree Preservation Order: NO

The application relates to a two storey red brick detached 1960s dwelling house located on the northern side of Lomond Road in the Sharston ward of Wythenshawe. The property has private amenity space and driveway to the front and a larger rear garden with no properties to the rear. The properties on Lomond Road are of a similar style and sit within a regular pattern within plots although a number of properties have been subject of extensions.

The application proposals have been amended since first submission by removing a door from the side elevation.

The proposal includes the erection of two storey side and rear extensions, single storey front extension to provide additional living accommodation with elevational alterations. The proposals involves the modernising of the external appearance of the property including white render and cladding to the front of the property , replacement of timber cladding typical of the time of construction of the original dwelling house, and the insertion of windows.

Consultations & Notification Responses

Adjoining properties were notified of the proposal no responses were 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. Policy DC1 for Residential Extensions is still considered of relevance.
- 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 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 - Erection of two storey side and rear extensions, single storey front extension to provide additional living accommodation with elevational alterations which is considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The two storey side extension would be well placed in relation to the neighbouring properties and would retain a gap to the boundary with number 44 and 40 Lomond Road of approximately 1.2 metres. It is considered that the proposal would not give rise to overshadowing, loss of light or privacy on adjoining neighbouring residents.

The single storey front extension extends along the full frontage of the property and out from the main front facing wall of the house by 3 metres. Given the existing attached garage projects forwards to a similar extent the increase in coverage of the extension across the full frontage of the property it is not considered to give rise to significant impacts on visual amenity.

Design and Appearance - The proposals seek to modernise the existing dwelling with the front of the property being finished in render and cladding at ground floor level. Other properties in the vicinity have been finished in a similar manner and whilst it is not the predominant finish in the street it is considered that in this instance the choice and use of materials combined with the proposed extensions would not give rise to unacceptable impacts on the street scene or character of the area. It is therefore considered that the proposals accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Scale and Massing - The scale and massing of the proposed extensions and dormer are considered to be proportionately to the existing dwelling house and do not give rise to unacceptable visual relationships.

Refuse bin storage - Sufficient space would be retained for the storage of refuse bins with continued access to the garden.

Parking - Off street car parking is retained at the front of the property, whilst the proposals would result in the loss of a garage it is considered that sufficient off street car parking is retained by the proposals.

Residential Amenity - The rear elevation has a Juliette balcony, it is not considered that this would give rise to loss of privacy or overlooking to the neighbouring properties and there are no properties to the rear. There are proposed side windows in the side extension and the applicant has indicated that these are to be obscurely glazed and a suitably worded condition is proposed

to deal with this. The footprint of the extensions infill's to the extent of the existing rear and side built form, introducing a hip to roof. It is considered due to the height, scale and massing and relationship with the neighbouring properties that the proposal would not give rise to overshadowing, loss of light or privacy on adjoining neighbouring residents.

Conclusion - It is considered that the proposal should not give rise to overshadowing, overlooking or loss of light or privacy that the neighbouring occupants currently enjoy. For the above reasons, the proposal is not considered to have any detrimental impacts on visual amenity and therefore accords with saved policy DC1 of the development plan 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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:

Location Plan and Site Plan, stamped 28 April 2022, (04) 001 PL1 and (05) 001 PL1, stamped as received on the 14 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) Above-ground construction works shall not commence until samples and specifications of all materials, including window frames, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) Prior to the first occupation of the development the windows on the proposed side elevations, including ground floor kitchen, utility room, shower room, family room and dining room, and first floor bathroom and two en suite windows, shown on drawings numbered (04) 001 PL1 and (05) 001 PL1, stamped as received on the 14 June 2022, shall be obscurely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the side external elevation of extension hereby approved other than those expressly authorised by the granting of planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

44 Lomond Road, Manchester, M22 5JD
39 Lomond Road, Manchester, M22 5JA
33 Lomond Road, Manchester, M22 5JA
40 Lomond Road, Manchester, M22 5JD
37 Lomond Road, Manchester, M22 5JA
35 Lomond Road, Manchester, M22 5JA

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 15M
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Area Team Boundary - Name: SOUTH