MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131363/FO/2021
Date registered valid:	29 September 2021
Proposal:	Erection two storey side extension and front porch to No.107 and part single storey storey part two storey extension at rear
Address:	105 And 107 Wilton Road , Manchester, M8 4PD
Ward(s):	Crumpsall Ward
Applicant:	Mrs Hinna Butt 107 Wilton Road, Manchester, M8 4PD
Agent (if any):	Mr Sohail Musa SMS Architecture 59 Croston Street, Bolton, BL3 4BB
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: janine.renshaw-livesey@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 23 May 2022 Expired: 30 May 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 site consists of 105 and 107 Wilton Road, a pair of brick built semi-detached properties with a hipped roof, front and rear gardens and driveways.

Description of area

The application site is located in a residential area where the properties are of similar character, appearance and scale.

Description of development

Erection two storey side extension and front porch to No.107 and part single storey part two storey extension at rear across two properties.

Consultations & Notification Responses

The occupies of the surrounding properties were consulted and no representation was 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o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
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 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 EN19 Waste
o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

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.

Residential amenity

The applicant proposes to erect a two-storey side and part single part two storey rear extension to form additional living accommodation. The property is located within a predominantly residential area.

Ground Floor

The ground floor element of the proposal at 107 Wilton Road is flush with the front elevation of the dwelling house and has a two metre set back at first floor level and extends along the side and project beyond the rear elevation of the existing single storey extension by 1.5 metres. A

gap between the gable of the extension is maintained due to the boundary being splayed and no window or door apertures are on the gable. Therefore, due is position and distance from the neighbouring property no 109 Wilton Road this intervention would not give rise to overlooking or loss of privacy on the adjacent neighbouring property.

First Floor

The first-floor element of the proposal at 107 Wilton Road would be setback from the front wall of the property and extend along the side, terminating on the same plane as the ground floor extension of both properties. The roof would be set down significantly from the existing ridge height and hipped to reflect the existing roof design of the property. No additional windows and doors would be located on the side elevations. The two-storey extension brings build form closer to the neighbouring property 109 Wilton Road and there are no properties to the rear of the site. It is considered, due to the distance and angle of the first-floor extension in relation to 109 Wilton Road an element of overlooking would occur similar to the level of overlooking that already occurs from the existing first floor rear window arrangements. The level of harm is considered to be less than significant and does not warrant a refusal of the overall development and is therefore, considered to be acceptable and accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Residential Amenity

The rear extension, although larger than what would normally be permitted, by reason of its north easterly orientation, should not give rise to excessive overshadowing, overlooking or loss of privacy to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy. The applicant has provided justification in terms of specific requirements for the occupants for the need to provide a certain amount of bedroom floor space to effectively manage the special needs of the occupants, and in additional to this matter the proposal has been amended by reducing the height of the roof, introducing a hip making the overall extension subservient to the dwelling house. Furthermore, the design is what is normally expected of such a structure and would not adversely impact upon residential amenity. In this respect, the proposed extension accords with saved UDP policies DC1 (specifically policy DC1.5) and to policies SP1 and DM1 of the Manchester Core Strategy.

Siting, Scale and Massing

The height, scale and massing of the proposed extension is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible. It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the surrounding properties in the area. In terms of the proposed materials, it is intended to use brick and tiles as specified in the application form. Overall, the design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and 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.

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 polices 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. Discussions have taken place with the applicant during the course of the proposal regarding the siting, scale and appearance of the extension, however, in this instance a resolution with the applicant has not been able to be reached in accordance with City Council planning policy.

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:

03 Rev C Floor Plan, and drawing referenced 04 Rev C, received electronically on the 19 May 2022 and the Location Plan and the Site Plan, stamped as received on the 16 August 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 building 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) Prior to the first occupation of the development the windows on the first-floor rear bathroom, shown on drawings numbered
03 Rev C Floor Plan, and drawing referenced 04 Rev C, received electronically on the 19 May 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

103 Wilton Road, Crumpsall, Manchester, M8 4PD
105 Wilton Road, Crumpsall, Manchester, M8 4PD
66 Wilton Road, Crumpsall, Manchester, M8 4EP
68 Wilton Road, Crumpsall, Manchester, M8 4PJ
111 Wilton Road, Crumpsall, Manchester, M8 4PD
109 Wilton Road, Crumpsall, Manchester, M8 4PD

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1