

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133779/FH/2022

Date registered valid: 24 May 2022

Proposal: Erection of a two storey side extension to form additional living accommodation

Address: 14 Delacourt Road, Manchester, M14 6BX

Ward(s): Old Moat Ward

Applicant: Mrs Parveen Kauser 14 Delacourt Road, Manchester, M14 6BX

Agent (if any): Frank Summerfield 216 Heaton Moor Road, Stockport, SK4 4DU

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 18th July 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	13.07.2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 10 June 2022 Expired: 1 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

The site comprises a two story semi-detached residential dwelling house in the Old Moat area of Manchester. The characteristics of the roof style to properties in this area is generally hipped. The property has previously undergone enlargement on the ground floor to the rear. The site has a detached garage on the shared boundary with no. 12 Delacourt Road. Gardens lie to the front and rear with access along the side. A low brick boundary wall is to the front with timber fencing along the side and rear.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in nature

Description of development

Erection of a two storey side extension to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. One letter of objection has been received in respect of this application as follows:

- Brick garage is not in use for a car to go down the side of the house
- Can I appeal if I don't like the decision

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

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 unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There have been three previous planning applications relating to this site as follows:

Planning reference number: 125777/FH/2019 for Erection of a single storey side extension to form additional living accommodation. This application was approved on 1st July 2020.

Planning reference number: **050742/FH/SOUTH2/96** for Single storey rear extension to form enlarged kitchen after demolition of existing extension. This application was approved 06.11.1996

Planning reference number: **060970/FO/SOUTH1/00** for First floor rear extensions to form an additional bedroom to each property. This application was approved 02.02.2001

Residential Amenity

The property has an existing part two part single storey rear extension and detached garage on the boundary with no. 12 Delacourt Road. There is clear access along the side from the front to rear of the property with metal gates restricting access.

The applicant proposes the erection of a two storey side extension to form additional living accommodation. In terms of its immediate surroundings, the property is neighboured by similar sized dwelling houses with front and rear gardens. An objection was received by a local resident with regards to the existing garage and option to appeal.

The plans considered as part of this proposal are listed as follows:

Received 10th May 2022 numbered 01 Existing Plans and Elevations

Received 10th May 2022 numbered 13 Proposed Site plan

Received 24th May 2022 numbered 02 Proposed Plans

Received 24th May 2022 numbered 04 Existing and Proposed Elevations

Ground

The proposal would extend the length of the house adjoining the extension to the rear creating a wraparound to the property. The roof to the front would be sloping with a window to the front and rear. No windows are proposed along the side.

First floor

The extension would be setback from the front wall of the house by 1.0m extending the length of the property with a projection beyond the original rear wall of 3.65m in line with the previously approved two storey rear projection. The roof would be set down from the original ridge height featuring a hipped roof to reflect the existing style of roof on the property with the inclusion of one roof light. Given the relationship to no.12 Delacourt Road, it is considered that the height together with the projection along this shared boundary would not only provide overshadowing but would be overbearing on the occupiers of this property leading to an oppressive outlook.

The current relationship of the application site has a suitable gap to the boundary with the neighbouring property forming a visual break within the street scene. It is considered that given that there is no gap to the shared boundary and the fact that there is an insubstantial set back from the front wall of the property, this is considered would provide a detrimental impact within the street scene in terms of providing the potential for terracing. Concerns were raised with the applicant/agent, however, a response was not received.

It is believed that in order to prevent terracing that a substantial setback from the front of the property should be retained. The design of the extension on the side projecting towards the shared boundary would provide a terracing affect within the street scene which would be

detrimental to the character of the property and the area, particularly given the relationship of the application site to the neighbouring property.

Overall it is considered that the proposal would conflict with UDP saved policy DC1 for residential extensions and Core Strategy policies SP1 and DM1 and NPPF.

Scale and Massing

The size of the extension is considered unacceptable within the surrounding environmental context and is believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the design, scale and appearance of the proposed extension is unsatisfactory and is considered not to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design and Appearance

It is considered that the proposal has not been sited and designed appropriate to the character of the area and therefore does not accord with the principles for residential extensions set out in saved UDP policy DC1 and Core Strategy Policies DM1, SP1 and EN1.

Car Parking

During the site visit, it was noted that the current off street car parking situation allowed for a car to overspill on to the public highway at the application site. Given that the applicant proposes to build along the side of the property with bins to the front, it is the assumption that this would not improve.

Disabled access

Not affected by this proposal

Bins

As access would be removed from the side of the property, the applicant proposes to locate the bins in front of the extension which would be screened from street view. However it is considered that this arrangement would further interfere with the current off street car parking arrangements.

Conclusion

For these reasons, it is considered that the extension would have an unacceptable impact to the detriment of neighbouring occupiers. In light of this, the proposed extension is considered to be unacceptable in terms of their appearance and would be detrimental to visual and residential amenity within the area contrary to saved policies DC1.1, DC1.2, DC1.4 and policies DM1 and SP1 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: Refuse

Article 35 Declaration

Positive and proactive working - The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

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

1) The two-storey side extension by reason of its design and its relationship to the shared boundary with no. 12 Delacourt Road, fails to provide an adequate setback at first floor leading to the potential of creating a terracing effect and detracting from the character of the original property. The proposal provides a detrimental impact within the street scene and therefore is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, the National Planning Policy Framework and policies DM1 and SP1 of the Manchester Core Strategy Development Plan Document.

2) The proposed extensions by reason of their height, rearward projection and close proximity to the site boundary would create an undue loss of light and have an overbearing impact to no. 12 Delacourt Road, to the detriment of the amenity of the occupiers of the property. The proposed development is therefore contrary to the provisions of DC1.1, DC1.2, DC1.3, DC1.4 of the Unitary Development Plan and policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

12 Delacourt Road, Manchester, M14 6BX
117 Victoria Road, Old Moat, Manchester, M14 6DA
119 Victoria Road, Old Moat, Manchester, M14 6DA
115 Victoria Road, Old Moat, Manchester, M14 6DA
16 Delacourt Road, Manchester, M14 6BX
19 Delacourt Road, Manchester, M14 6BU
17 Delacourt Road, Manchester, M14 6BU
15 Delacourt Road, Manchester, M14 6BU

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -

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