

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133555/FH/2022

Date registered valid: 19 April 2022

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

Address: 51 Claude Road, Manchester, M21 8BZ

Ward(s): Chorlton Park Ward

Applicant: James de le Vingne 51 Claude Road, Manchester, M21 8BZ

Agent (if any): Mr James Darwent Darwent Architecture Ltd Trafalgar House, 5-7 High Lane, Manchester, M21 9DJ

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

Recommendation: Approve

Date of recommendation: 14th June 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	14 th June 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 5 May 2022 Expired: 26 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

The application site relates to a large Victorian 2-storey gable fronted detached dwelling with brick bay windows. The property features original boundary treatment comprising low brick wall with ornate Victorian coping stone. Landscaped gardens are to the front and rear. Access is gained along the sides of the property. To the rear are brick bay windows and single storey rear outrigger with timber boundary treatment.



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

Description of area

The surrounding area is largely residential with Chorlton District Centre within close.

Description of development

The applicant is proposing the erection of single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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

History

There have been no previous applications relating to this site.

Residential Amenity

The application proposes the erection of a single storey rear extension to form additional living accommodation.

Following demolition of the existing outrigger, the applicant proposes to erect an extension measuring 2.7m approximately in projection off the rear wall in line with the side wall of the property retaining a gap to the shared boundary with no. 49 Claude Road. The proposal would extend 5.1m approximately across the rear wall reducing in projection and adjoining the existing bay forming an angled appearance.

A window is proposed on the rear elevation with sliding doors angled towards the rear garden. Given the existing boundary treatment, it is not anticipated that there would be any overlooking or loss of privacy given by the sliding doors in this location. The extension would be designed to be a noticeable addition to the Victorian dwelling which it achieves by adopting a combination of contemporary design appearance together with the proposed materials which define the extension and are acceptable for this scheme.

The footprint is not considered to create a bulky or disproportionate scale addition to the property, would not be visible from the public highway and would not feature within the street scene. The character of the property would be retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore 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 provide a modern addition to the rear of the property, however is considered to be acceptable. In terms of the materials, these are set to be black vertical standing seam aluminium cladding as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

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.

Refuse

The storage of refuse bins are not affected by the proposal.

Parking

Not affected by this proposal.

Conclusion

The proposal is considered to be 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, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, 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

Positive and proactive working - 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 significant problems have arisen during the consideration of this 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:

Received 19th April 2022 numbered PL010 Proposed Basement Plan

Received 19th April 2022 numbered PL011 Proposed Ground Floor Plan

Received 19th April 2022 numbered PL012 Proposed First Floor Plan

Received 19th April 2022 numbered PL014 Proposed Roof Plan

Received 19th April 2022 numbered PL015 Proposed Front Elevation

Received 19th April 2022 numbered PL016 Proposed Side Elevations

Received 19th April 2022 numbered PL017 Proposed Section

Received 19th April 2022 Design and Access Statement

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 hereby permitted shall match those as specified on the application form 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 30, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 27, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 25, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 22, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 19, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 17, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 14, Meade Manor, Claude Road, Manchester, M21 8DA
42 Claude Road, Manchester, M21 8BY
Flat 29, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 28, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 26, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 24, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 23, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 21, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 20, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 18, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 16, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 15, Meade Manor, Claude Road, Manchester, M21 8DA
Flat 13, Meade Manor, Claude Road, Manchester, M21 8DA
53 Claude Road, Manchester, M21 8BZ
49 Claude Road, Manchester, M21 8BZ
40 Claude Road, Manchester, M21 8BY
38 Claude Road, Manchester, M21 8BY

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