

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133502/FH/2022

Date registered valid: 12 April 2022

Proposal: Erection of a two storey side and part single , part two storey rear extension to form additional living accommodation together with single storey outbuilding

Address: 15 Stratton Road, Manchester, M16 0BD

Ward(s): Chorlton Ward

Applicant: Mrs Gemma Shardlow, 15 Stratton Road, Manchester, M16 0BD

Agent (if any): Mr Saghir Hussain, Create It Studio Architects, Universal Square, Devonshire Street North, Manchester, M12 6JH

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 07.07.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31st May 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 June 2022 Expired: 24 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

The property that is the subject of this householder application is identified as number 15 Stratton Road, a 2 storey red brick semi- detached dwellinghouse. It has garden area to the front and rear with access to the rear being taken from down the side of the property. It has bay windows to the front ground and first floors and a single storey bay projection on the side of the property. The next property along, number 1 Strathmere Avenue is orientated so that the front of the property faces onto Strathmore Avenue, and the rear of the property is side on to the proposal site.

The boundary treatments are timber panel fencing combined with established tree and shrub planting. There is in curtilage parking to the front of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential comprising of similar age and design properties, many of which have benefitted from similar extensions.

Description of development

The proposal is for a part single part two storey side and part single part two storey rear extensions. The small extension to the side would extend the existing space to provide a small en-suite, the extension to the ground floor rear would provide an open plan lounge diner, whilst the first floor would create a master bedroom which would be served by the en-suite. The extension would take the property no closer to 1 Strathmere Avenue than currently exists. In addition, there is proposed a single storey free standing unit proposed to the bottom of the rear garden to be used as a home office. The existing garage that runs along the common boundary with number 1 Strathmore Avenue is to be demolished.

Consultations & Notification Responses

Local residents were informed- no representations have been 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.
- o 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 EN 19 - Waste 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 - The principle of extending an existing residential property in an established residential area is considered acceptable.

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

Siting - The proposed extensions are to the side and rear of the property. The extension on the side of the property is a very modest addition. There is currently a ground floor bay on the side of the property, it is the intention to build above that at first floor mirroring the ground floor footprint. This would extend an existing room. The extension to the rear projects at 2- storey from the existing rear building line and steps down to single storey for approximately the last third of the width of the extension as it approaches the common boundary with number 13 Stratton Road. There are no windows proposed on the side of the extension to the rear, with any being in the rear overlooking the applicants own garden area. The single storey element has a flat roof with the 2- storey being hipped and stepped back from the eaves/ roof edge.

The free- standing single storey building to be erected horizontally at the bottom of the garden has been designed with a dual pitch roof keeping the height away from the neighbouring boundaries.

The proposals accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Design and Appearance - The design is similar in appearance to other properties that have had the benefit of extensions within the vicinity of the site. It remains subservient to the host property, being set back considerably from the front, and with the lower height of the extension ridge. The materials to be used would match those of the existing property. It is considered that

the proposal would be in keeping with the character of the original dwelling house and the area within which it is located.

The design is sympathetic to the general character of the building and therefore the proposal is acceptable with both policies SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Scale and Massing - The first- floor side extension would be set back from the front elevation considerably, the roof lines have been hipped reducing the bulk and massing along the common boundaries and takes the extension at its highest point well within the applicants own site away from the boundaries. The rear extensions have been designed with the same treatment towards the common boundaries. The rear being single storey with a partial 2 storey extension. Again, hipped rooflines reduce the scale and massing.

Residential Amenity- Given the juxtaposition of the host property to the neighbouring property at number 1 Strathmore Avenue It is not considered that the proposal would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The extension has been proposed with the single storey elements at the closest point to the neighbouring property at number 13 Stratton Road, and the 2 storey elements to both the side and rear are in positions where they would not result in loss of light, overshadowing or overlooking. There are no windows proposed in either of the side elevations of the proposed rear extensions, with large bifold doors on the rear providing natural light and ventilation. The remainder of the windows in either the ground or first floor would be to the front or rear elevations, looking out over the applicants own garden. There is a remodelled window replacing the three- sided bay window to the ground floor on the side extension, this is no different to the existing situation.

Whilst the single storey free standing unit runs along the bottom of the garden the properties that abut the garden at numbers 2 Dacre Avenue and 1 Strathmore Avenue both have large free- standing units along that common boundary, and as such there is no detrimental impact upon those properties.

With the demolition of the existing garage, the amenity space retained would be very similar to the current provision.

As such it is considered that the proposal broadly accords with Policies DC1 and DM1 of the Core Strategy.

Visual Amenity- The design of the proposals are typical of extensions within the area, the extensions would remain subservient to the host property, and with the materials being proposed the same as the existing property there would be no detrimental impact upon the house itself or upon the character of the area within which it is located.

It is considered that the proposal accords with the principles for residential extensions set out in saved UDP policy DC1, DC1.5 and policies SP1 and DM1 of the Core Strategy.

Parking - There is existing off- street parking in curtilage on the driveway. This is not affected by the proposal and accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Refuse bin storage - The bins are currently stored alongside or to the rear of the property given the space retained down the side the existing waste management is not impacted upon. The proposal accords with the principles set out in policy EN 19 of the Core Strategy.

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 policies DC1, DC1.5 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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with the policies with the Development Plan.

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:

A1422(02)004 P1- Proposed Plans and Elevations of free- standing home office dated 12th April 2022

A1422(02)001 P5- Proposed Front and Rear Elevations dated 16th June 2022

A1422(02)002 P5- Proposed Floor Plan dated 16th June 2022

A1422(02)003 P5- Proposed Elevations dated 16th 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) 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, as stated on the 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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

13 Stratton Road, Manchester, M16 0BD
22 Stratton Road, Manchester, M16 0BB
26 Stratton Road, Manchester, M16 0BB
24 Stratton Road, Manchester, M16 0BB
20 Stratton Road, Manchester, M16 0BB
2 Dacre Avenue, Manchester, M16 0BX
3 Strathmore Avenue, Manchester, M16 0BU
1 Strathmore Avenue, Manchester, M16 0BU

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
Area Team Boundary - Name: SOUTH