

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133487/FH/2022

Date registered valid: 11 April 2022

Proposal: Erection of a two storey side and single storey rear extension to provide additional living accommodation

Address: 275B Barlow Moor Road, Manchester, M21 7GH

Ward(s): Chorlton Park Ward

Applicant: Mr Kieron Grenney-Tabret 275B Barlow Moor Road, Manchester, M21 7GH

Agent (if any): Mr Thomas Chivers Wheatcroft, Chapel Road, Colchester, CO4 5NY

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

Recommendation: Approve

Date of recommendation: 29 July 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: 4 May 2022 Expired: 25 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 property is a two storey brick semi-detached bay fronted property with attached side garage accessed via a slip road adjacent to Barlow Moor Road. The property benefits from off road parking to the front and private garden area to the front and rear. To the immediate north west of the property is a parade of two storey commercial premises with hardstanding to the front. The front boundary comprises of a low brick wall with an established hedge behind. The rear is timber panel fence and established planting.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is a mix of residential and commercial properties with Manchester Southern cemetery to the north of the proposal site.

Description of development

The application proposals seek the erection of a two -storey side extension and single storey rear extension which would connect to an existing single storey and would extend across the full width of the extended property following the demolition of the side garage. The proposals are to be constructed of brick with render feature panels to the front and rear. The proposals have been amended since they were first submitted to include a first floor set back of 1.5m from the front at first floor and introduction of a mono-pitch roof to the ground floor element which would finish in line with the existing principle elevation.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

Issues

Policy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long -term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM1, Development Management - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 'Spatial Principles', which states that, priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to the general character of the property, and the effect upon the amenity of neighbouring occupiers.

Principle - Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria; they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); they do not create an undue loss of sunlight, daylight or privacy; they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details.

Matters that will require consideration are the proposals siting, scale, massing, design and appearance.

In addition, it will also be necessary to consider residential amenity.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Siting - It is proposed that the extension will be to the side and rear of the property. The rear single storey extension would be on the same footprint as the existing single storey rear extension, the additional projection to the side at single storey would join into the existing single storey rear forming a wrap around. The 2 storey side extension would be set back from the front elevation by 1.5 m and with a lowered ridge line. There is 1 window proposed in the side elevation on the common boundary with number 277 Barlow Moor Road, however this sits behind the existing boundary treatment and would be obscurely glazed. It is considered that the siting of the proposed extension is acceptable. This is in accordance with policy DC1.3, and overall, the siting of the extension is considered to be an acceptable addition to the property.

Scale and Massing -The extension has been designed to be of a commensurate scale when viewed within the context of the host and neighbouring properties. The extension has been set back 1.5m at first floor and the ridge line set down from the original ridge. It is considered that the proposal is subservient to the host property and a modest extension when viewed in the context of the main dwellinghouse.

Design and Appearance - The proposal has been designed to be in keeping with the character of the original dwelling house and the choice of materials will match the existing, There is some render detail proposed, and the materials condition to be attached to any consent granted will cover both the match up to the existing materials, and ensure that any render used is a colour through render.

Residential Amenity - There is currently a single storey garage which abuts the common boundary with number 277 Barlow Moor Road. This would be demolished to facilitate the 2 storey side extension. There would be a set back at first floor, and a set down of the roof line, with the extension at first floor stopping short of the existing rear building line. There is one small window to the ground floor which would serve the WC. This would be obscurely glazed, and is purely for ventilation purposes, given the boundary treatments between the 2 properties, and the single storey garage of 277 Barlow Moor Road that sits just the other side of the boundary it would not afford a view. There are no windows in the ground or first floor of number 277 along that side elevation. With the elevation at first floor housing air conditioning units to serve the ground floor commercial. Given that the extension projects no further rearward or forward, it does not result in issues of overlooking or loss of privacy. Number 277 has large single storey extension on the rear and side of the property, and projecting from the first floor on the rear towards the common boundary with number 275B is a roof terrace and fire escape staircase that serves the residential accommodation to the first floor. There will also be no loss of privacy from the

extension due to overlooking. There are no windows proposed in the side elevations, to the first floor with the windows being in the front and rear elevation overlooking the applicants own garden area. There is a set of bi fold doors serving the dining room at ground floor and a large picture window serving the kitchen. As such it is not considered that the development would result in a detrimental impact on the amenity currently enjoyed by the neighbouring properties.

There would be sufficient amenity space retained for the occupants of the property.

Visual Amenity- The design is considered to be in keeping with the property itself, and with the character of the area within which it is located.

Parking- The parking would be unaffected

Waste Management- The bins are currently stored to the front of the garage and brought kerb side on collection day. This area would now house a window in the front elevation, and therefore an appropriate bin store will be required. A condition to that effect would be attached to any consent granted..

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

The application has been determined in a positive and proactive manner. In this instance revised drawings were requested to ensure compliance with the adopted plan policies in place, and revised proposals were provided and consulted upon prior to the issuing of this decision. The decision has been made in accordance with both national and local policies.

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:

PL006 A- Proposed Elevations received 26th July 2022.

L1005 B- Proposed Floor Plans received 26th July 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 development hereby permitted shall be arranged and match those of the existing dwellinghouse 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) The ground floor side window within the approved extension facing towards 277 Barlow Moor Road shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent prior to the first occupation of the extension and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Prior to the occupation of the development hereby approved, full details of secure and ventilated bin storage, including its location and elevations, shall be submitted to and approved in writing by the City Council as local planning authority. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

6) 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

277A Barlow Moor Road, Manchester, M21 7GH
2 Leeswood Avenue, Manchester, M21 7LR
277 Barlow Moor Road, Manchester, M21 7GH
275A Barlow Moor Road, Manchester, M21 7GH
4 Leeswood Avenue, Manchester, M21 7LR

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