

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133834/FH/2022  
**Date registered valid:** 23 May 2022  
**Proposal:** Erection of a part single, part two storey side and rear extension to form additional living accommodation  
**Address:** 408 Mauldeth Road West, Manchester, M21 7RA  
**Ward(s):** Chorlton Park Ward  
**Applicant:** Mr Sheraz Altaf 408 Mauldeth Road West, Manchester, M21 7RA  
**Agent (if any):** Mr Finley Cooney FINROC 3 The Mead, The Mead, Salford, M5 5LL  
**Case officer:** Linda Marciniak  
Tel: 0161 234 4636  
Email: [linda.marciniak@manchester.gov.uk](mailto:linda.marciniak@manchester.gov.uk)  
**Recommendation:** Approve  
**Date of recommendation:** 30 June 2022



## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 28.03.2022 and 07.06.2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 1 June 2022      Expired: 22 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 application site is a 2-storey inter-war semi-detached property on the north side of Mauldeth Road West. There are gardens at the front and rear, parking on a front driveway and access along the eastern side to the rear garden.

The property is constructed of red/brown brick at ground floor with render at first. The hipped roof is covered in grey interlocking concrete tiles.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

The site is within a residential area comprising of a similar housing typology. It faces Hough End Playing Fields and GM Police training grounds opposite to the south.

## **Description of development**

Erection of a part single, part two storey side and rear extension to form additional living accommodation.

The extended accommodation provides an enlarged kitchen/dining room, utility room, playroom and WC at ground floor and 2no. bedrooms, bathroom and en-suite at first floor.

The application is a re-submission following objections received on notification of the original scheme which was withdrawn (Ref: 132922/FH/2022) due to the 4-metre depth of the first-floor rear extension on the neighbouring boundary.

The present scheme was discussed with the senior Planner prior to issuing the decision.

There were delays on the application whilst a revised elevation drawing was submitted which showed the rear roof hipped from both sides, and a revised floorplan was issued which included windows as they were only shown on the elevation drawings.

### **Consultations & Notification Responses**

The application was notified to 3no. neighbours. No comments were received.

### **Policy**

The following planning policy documents which make up the Development Plan for Manchester are material considerations in this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policy DC1 'Residential Extensions' is extant and therefore material to the assessment of the application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies of relevance to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN19 – Waste

The National Planning Policy Framework (NPPF) (June 2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

### **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 UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable subject to satisfactory impacts on residential and visual amenity.

Development in this application proposes a scale of development that is acceptable in principle, subject to satisfactory compliance with policies that protect residential and visual amenity and make adequate arrangements for car parking and bin storage.

### ***Residential Amenity***

As amended, the proposal will have acceptable impacts on residential amenity. The first-floor rear extension which originally presented a concern in the withdrawn application, has been pulled back by 0.5 metre and the roof hipped to reduce the impact on the adjacent neighbours at No.406 to the east. There were concerns on the previously submitted scheme with the 4-metre depth at first floor having a detrimental impact on residential amenity. The development is on the boundary with No.406, the nearest corner of this property being 2.0 metres off the

boundary and with a detached garage between. These factors act as a buffer from any overshadowing or overbearing impacts. It should be noted that the rear elevations are orientated north-west and so are generally shaded at the rear by the dwellings themselves. The middle to ends of rear gardens which are on average 21-metres in length however receive sunlight.

The first floor is off-set by 3.7-metres from the adjoining property, No.410 which is sufficient to mitigate any detrimental amenity impacts.

The only windows on the gable elevation at first floor are for 2no. bathroom / WC's which will be obscurely glazed on any approval of the application.

The ground floor extends to 4.6 metres which whilst deeper than saved UDP policy guidance, is within current Permitted Development limits for single storey rear extensions. The height of the ground floor is 2.0-metres to eaves and 2.3-metres overall.

### *Visual Amenity*

The extension is typical of domestic extensions for this house type seen on Mauldeth Road West. It is sited on the 2-metre gap to the side being 1.9-metres in width and with the ground floor flush. The first floor is set back 1.5-metres off the principal elevation and the roof ridge is adequately set down to appear subservient.

There are front-facing windows on both storeys which relieve the mass of brickwork as well as bringing light and ventilation into the ground floor playroom and bedroom over.

The elevations are designed to fit the aesthetic of the main dwelling with eaves lined through and materials to match which will be conditioned on any approval to ensure the development assimilates well with the original dwelling.

### *Parking / Bin Storage*

There is no development forwards of the principal elevation. As such, the 8.5-metre-long driveway is retained for off-road parking.

The submitted site plan shows a bin store in the front garden area on the intervening boundary. There is no conflict with the parking area and bins will be concealed from view in the street scene by the bin store which is required to be implemented before the development is first occupied in the interests of visual amenity.

## **Conclusion**

Based on the above, the above, the proposal will have acceptable impacts on residential and visual amenity, parking and bin storage with no significant loss of existing levels of amenity. The proposal therefore accords with saved policies within the development plan including UDP policy DC1 and Core Strategy policies DM1 and EN19.

## **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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to the conditions below, and for the reasons outlined in the delegated report. The application is a re-submission of a withdrawn application and has amended that proposal to reflect concerns with the depth of the first-floor rear extension. The present scheme was notified to 3no. neighbours; no further objections or comments were received.

### **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 on the 23rd of May 2022 or as stated:

The Application Form

Location Plan

Existing and Proposed Plans Ref: MC-228-01 REV C received on the 25th of May 2022.

Existing and Proposed Elevations Ref: MC-228-02 REV C1 received on the 25th of May 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the Manchester Core Strategy and saved UDP policy DC1.

4) The 2no. WC and bathroom windows on the first-floor side elevation and the ground floor WC window on the ground floor side elevation, shall be obscure 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 residential properties from overlooking or perceived overlooking in accordance with policy DM1 of the Core Strategy and saved UDP policy DC1.

5) The bin store shown on the Site Layout Plan MC-228-02- Rev C1, shall be implemented and made ready for use prior to first use of the development hereby approved, and shall be retained in situ thereafter.

Reason - In the interests of visual amenity and public health pursuant to Core Strategy policies EN19 and DM1.

## **Appendix 1 – List of consultees & neighbours notified**

406 Mauldeth Road West, Chorlton Cum Hardy, MANCHESTER, M21 7RA

410 Mauldeth Road West, Manchester, M21 7RA

406 Mauldeth Road West, Manchester, M21 7RA

## **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