

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132078/FH/2021

Date registered valid: 15 November 2021

Proposal: Erection of a single storey rear extension and installation of rear roof dormer

Address: 23 Maine Road, Manchester, M14 4FS

Ward(s): Moss Side Ward

Applicant: Mr Abdul Salim, 34 Wyverne Road, Manchester, M21 0ZN

Agent (if any): Colin Williams, 11 Gilda Crescent Road, Salford, M30 9AG

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09.02.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 December 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 January 2022 Expired: 10 February 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

This application relates to a two storey property on the end of a terrace of properties fronting Cyril Street. The property has a two storey outrigger at the side which appears to have been rebuilt with a flat roof, attached to which is a small single storey extension. The property has a yard to the rear and side of the outrigger. The applicant has confirmed that the property is in single family use.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

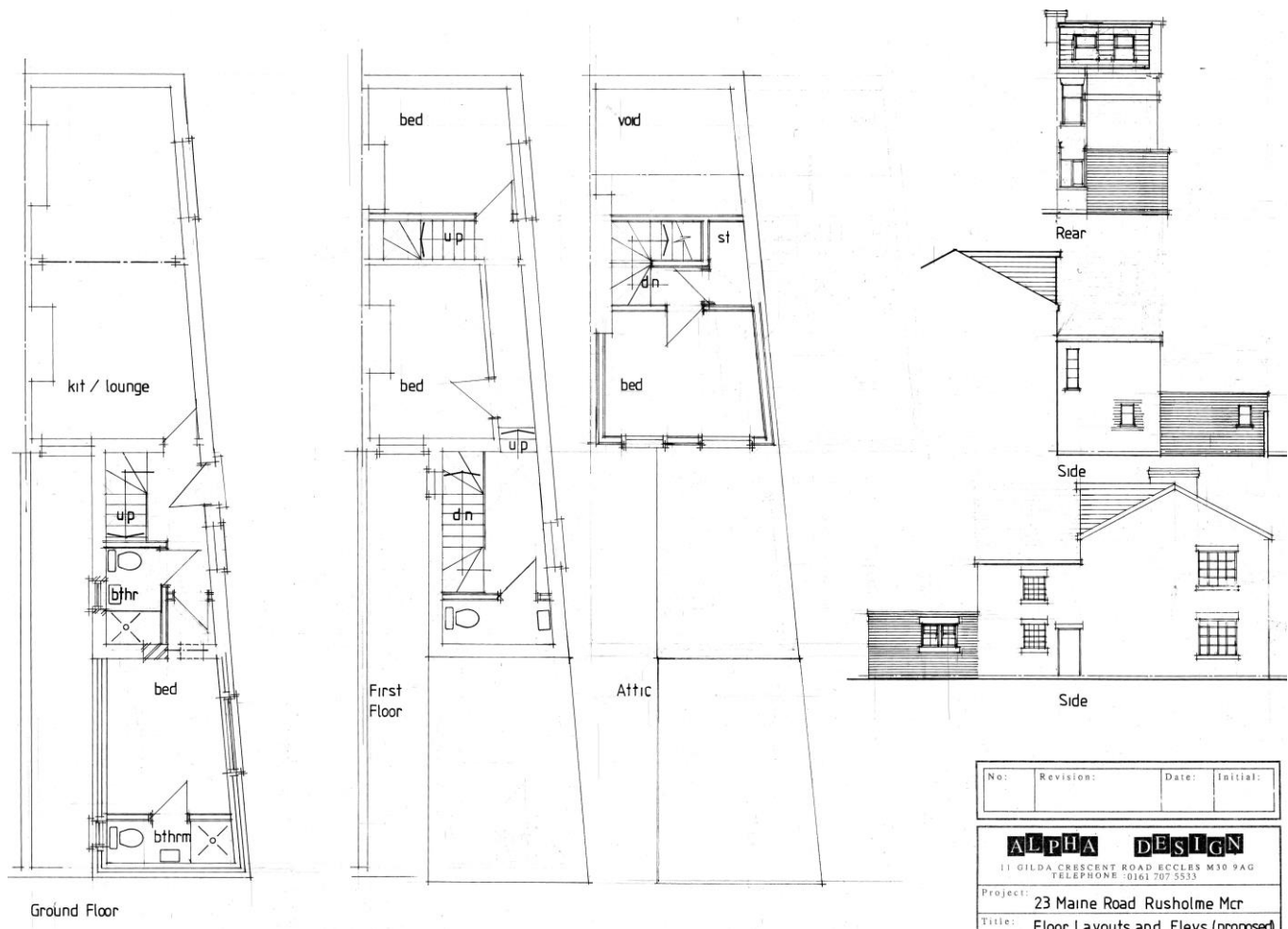
Description of area

This is a predominantly residential area. Adjoining to the rear is a terraced house fronting Cyril Street. The property has an original two storey outrigger with windows in the side elevation and a single storey extension also with side windows. To the north separated by an alley is a new build house on what was a cleared site. Facing the site across Maine Road are the front elevations of more modern houses with front gardens. To the south across Cyril Street is the front elevation of a two storey terraced property.

Description of development

This application has been amended and it is no longer intended to erect a second floor extension with a dormer on top above the existing Outrigger.

Consent is now sought to erect single storey flat roofed extension on the rear of the existing outrigger, following the demolition of the existing extension. The extension would be the same width as the outrigger and extend the full length the yard.



In addition a flat roof dormer would be inserted into the rear roof slope. The dormer would have a flat roof and be set in from the sides of the property and the eaves. The roof would be level with the ridge.

The principle window in the extension is on the Maine Road frontage. On the yard frontage there is a single small bathroom window. There would be two windows in the rear face of the

dormer. A new bathroom window would be added to the yard elevation of the existing outrigger at ground floor level.

The extension would create one bedrooms with an en suite and the dormer a single bedroom with en suite. In total the plans show four bedrooms.

Consultations & Notification Responses

Local residents

One letter has been received objecting to the proposed development as submitted. The issues raised relate to overlooking, a loss of privacy and overshadowing.

Following amendments to the scheme residents were re-notified and one letter was received seeking clarification of points but not objecting.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DC1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers whilst seeking to protect the amenity of neighbouring properties.

Issues

Principle

The principle of extending the property would accord with policy DC1

Scale

The Rear extension has been reduced to single storey and replaces in part an existing single storey extension. On balance it is considered that the scale of the extension is acceptable. The revised dormer would be permitted development subject to the used of similar materials,

Design

The design of the extension reflects the existing two storey outrigger and in this respect ifs considered to be acceptable.



Residential Amenity

As a single storey extension set away from the shared boundary it is considered that the proposed extension would not have an overbearing impact. In terms of privacy the only windows in the extension facing the adjoining property are to bathrooms, and these would be obscure glazed. An appropriate condition is proposed.



The dormer is a simple flat roofed structure which raises no design issues as it is set in from the eaves and roof edges.

On balance the design of the extension is considered acceptable.



HMO

The layout of the property suggests use as a HMO, the applicant has however, confirmed that it would be used as a single family dwelling and an appropriate condition is proposed.

Conclusion

In its amended form the proposed extension is considered to be acceptable.

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 issues arising from 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:

Drawing Number 2 received 25 January 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 extension hereby approved shall be constructed using materials that match those used in the original property in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Samples of the materials to be used in the external cladding of the dormer shall be submitted to and approved in writing by the City Council prior to its application.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Before first occupation the windows in the yard elevation of the extension and the new windows in the yard elevation of the existing outrigger 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

2 Gascoyne Street, Manchester, M14 4FU
1 Cyril Street, Manchester, M14 4EY
21 Maine Road, Manchester, M14 4FS
1 Eric Brook Close, Manchester, M14 4EJ
3 Cyril Street, Manchester, M14 4EY
42 Maine Road, Manchester, M14 4ET
2 Cyril Street, Manchester, M14 4EY
44 Maine Road, Manchester, M14 4ET
40 Maine Road, Manchester, M14 4ET

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
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Moss Side)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH