

## Planning

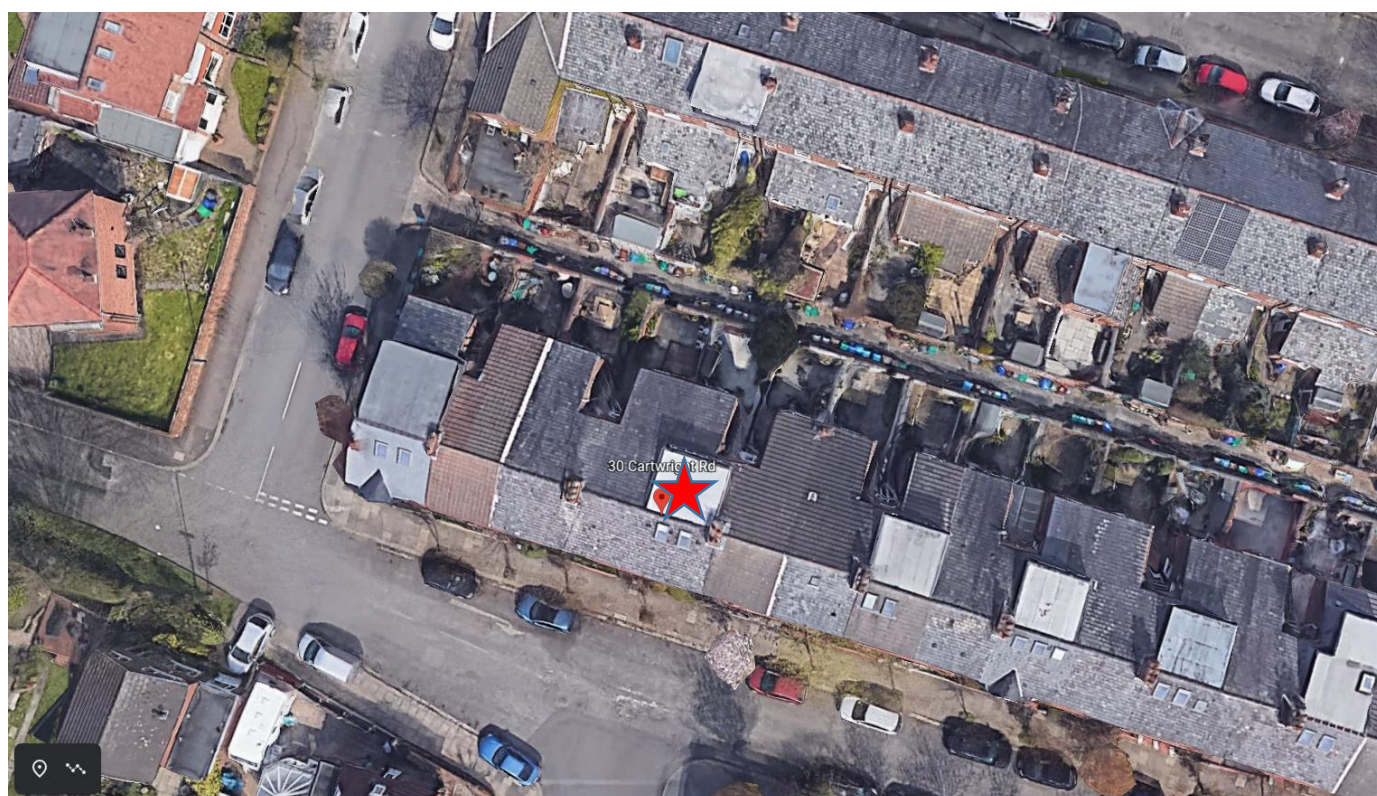
## Growth & Development

### Delegated officer report for planning application

**Application no.** 133837/FH/2022  
**Date registered valid:** 23 May 2022  
**Proposal:** Erection of a single storey rear extension to provide additional living accommodation  
**Address:** 30 Cartwright Road, Manchester, M21 9EY  
**Ward(s):** Chorlton Ward

**Applicant:** Mr & Mrs Bermingham, 30 Cartwright Road, Manchester, M21 9EY  
**Agent (if any):** Mr Ian Birchall, IPB Architecture, 9 Kendal Grove, Manchester, WN7 4ES  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)

**Recommendation:** Approve  
**Date of recommendation:** 12<sup>th</sup> July 2022



## **Application details**

|                                         |                                                 |
|-----------------------------------------|-------------------------------------------------|
| <b>Type of application:</b>             | Full Householder Application                    |
| <b>Development type:</b>                | Householder                                     |
| <b>Date of site visit:</b>              | 29.06.2022                                      |
| <b>Standard consultations:</b>          | No consultations have been printed and sent.    |
| <b>Neighbour notifications</b>          | Printed: 30 May 2022      Expired: 20 June 2022 |
| <b>Site notice</b>                      | No site notice has been produced                |
| <b>Press advert</b>                     | No press advert had been published              |
| <b>Departure from Development Plan:</b> | No                                              |
| <b>Environmental Statement:</b>         | Not required                                    |

## **Description of site/building**

The site relates to a two storey mid terrace property in the Chorlton Ward area of Manchester. The property features a brick bay window to the front at ground floor and rear dormer window. A small garden lies to the front with rear yard area and two storey rear outrigger.

|                                 |                |
|---------------------------------|----------------|
| <b>Listed building:</b>         | Not applicable |
| <b>Conservation area:</b>       | Not applicable |
| <b>Tree Preservation Order:</b> | Not applicable |

## **Description of area**

Cartwright Road is residential in nature and comprises of red brick Victorian terraced dwellinghouses with small gardens, located between the west end of Beech Road and Ivy Green/Turn Moss within Chorlton. It is located on a sustainable transport network, with easily accessible local services

## **Description of development**

The applicant is seeking planning permission for the erection of a 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 have been received in respect of this application

## **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 EN 19 - Waste Management
- 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 is one previous planning applications relating to this site as follows:

133534/PDE/2022 - for Prior notification of proposed larger home extension projecting 4.4m to the rear with a maximum height of 3.12m and a height at eaves of 2.4m This application was turned away on 11.05.2022

## **Residential Amenity**

The application proposes the erection of a single storey rear extension to form additional living accommodation. The property has an existing two storey outrigger at the rear. The proposed extension would project from the rear wall extending along the shared boundary with the neighbouring property no. 28 Cartwright and projecting beyond the rear outrigger measuring 1.0m. The height to eaves would measure approximately 2.5m with a total height of 3.4m with a hipped roof and the inclusion of two roof lights. Double doors are proposed on the rear elevation with an elongated window.

Whilst it is acknowledged that the proposed single storey extension exceeds that which is stipulated in policy DC1 (3.65m) and would have some impact upon the level of amenity currently enjoyed by the neighbouring property, the extension would be constructed with the lowest point at the eaves being on the boundary with number 28 Cartwright Road, which reduces the massing and impact upon the property. It is not considered so detrimental as to merit refusal. In addition to this, no comments or objections have been received from the residents notified of this development, nor from any other parties, thus the proposal is considered acceptable in terms of impacts on residential amenity.

The proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the 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 is in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to be brick and tile 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.

#### Disabled access

Not applicable

#### Refuse

Waste Management- The bins are currently stored in the rear alleyway and brought kerb side on collection day. This situation would remain the same post construction.

#### 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**

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 a timely manner, 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 drawing:

Received 23rd May 2022 numbered A1-01 Proposed plans and elevations

Reason - To ensure 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 submitted 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.

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

27 Eleanor Road, Manchester, M21 9FZ  
29 Eleanor Road, Manchester, M21 9FZ  
25 Eleanor Road, Manchester, M21 9FZ  
32 Cartwright Road, Manchester, M21 9EY  
28 Cartwright Road, Manchester, M21 9EY

## **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  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: SOUTH