

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132648/FH/2022

Date registered valid: 11 January 2022

Proposal: Erection of two storey side and rear extension, hip to gable conversion and installation of rear dormer and porch to provide additional living accommodation and rendering of whole property

Address: 425 Wilbraham Road, Manchester, M21 0UT

Ward(s): Chorlton Park Ward

Applicant: Mrs Sanam Fiaz, 425 Wilbraham Road, Manchester, M21 0UT

Agent (if any): Mr Dean King, NK Architectural, 19 Hexagon Close, Manchester, M9 8RN

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 July 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 February 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 17 January 2022 Expired: 7 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of brownish-red brick, with a hipped roof. The property features an existing porch and single storey rear extension and the plot includes a large driveway to the front and a generous rear garden containing an outbuilding and patio.

Description of area

Wilbraham Road is a long A-road connecting Chorlton to Fallowfield. This section of it, within the Chorlton Park ward, is mixed in character and features detached and semi-detached family dwellinghouses of different ages. The area benefits from its proximity to the district centre and good transport links including 2 metrolink stops and several major bus routes.

Description of development

The applicant is seeking permission to build a part single, part two storey side and rear extension, front porch, hip to gable roof alteration and rear dormer, to provide additional living accommodation for a family dwellinghouse.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but some policies are still considered of relevance.

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

- Policy DM 1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

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

Issues

Principle – The principle of building a two storey side and rear extension with porch, hip to gable and rear dormer, to provide additional living space for a family dwellinghouse, is acceptable, given policy DC1.1 mentions allowing people to adapt their homes to meet changing household needs. However, consideration must be given to the proposal's siting, scale and design and its impact upon both visual and residential amenity.

Siting, scale and massing – The side extension would span the full depth of the house, with a width of 2.8m, which is less than half the width of the original dwellinghouse and thus in proportion. It would have a setback of 1.5m from the principal elevation at first floor, which is acceptable given the adjacent property, No.427, is sited 1.8m in front of No.425. The ridge of the side extension would be set 0.43m lower than the main ridge, which would be extended by 5.1m via a hip to gable alteration, creating an additional 26.77m³ of roof space. The two storey rear element would project 5.8m to the rear at ground floor and 3m at first floor, with a width of 8.6m at ground floor and 5.3m at first floor. The ground floor projection would extend 2.4m beyond the existing extension, with a 2.76m high flat roof. The ridge of the first floor rear gable would sit 1.1m lower than the main ridge, with eaves to match existing. Above this would sit a rear box dormer, with a width of 4.45m and a volume of 21.68m³, bringing the total roof enlargement to 48.45 cubic metres. To the front the replacement porch would have a width of 3m, a depth of 1.7m and height of 2.73m, which exceeds the existing footprint by 2.1m².

Within the ground floor of the side extension there would be a cut-through leading to the rear garden with an internal width of 0.93m. The ground floor rear and two storey side would extend the full width of the plot, to the shared boundaries, whilst the first floor rear projection would leave a gap of 1.2m to the boundary shared with No.427 and 3m to the party wall shared with No.423.

Originally the scale of the works was much larger and it was considered to cause unacceptable harm to amenity and the street scene, therefore extensive negotiations took place to reduce the scale and massing of the extensions. The resultant changes include: reduction of ground floor rear by 2m, reduction in width of dormer, reduction in width of porch, removal of rear/side corner at first floor, removal of render, pitched roof included to first floor rear projection and increased setback of first floor side.

Though the rear projection still exceeds the limit stipulated within policy DC1 (of 3.65m), it would not exceed the 6m allowed under the Larger Homes Extension scheme and the large garden can easily accommodate the works. The width of the side extension, set down ridges and setback from the frontage ensure a subservient appearance. Given the large gap to the boundary at No.427 (2.8m) and staggered positioning of these properties, the proposal is not considered to risk a future terracing effect and it is believed the development gap can be shared equally should No.427 wish to extend in a similar way in future. Altogether the revised scheme is considered acceptable in terms of siting, scale and massing.

Design, appearance and visual amenity – The extension would have a relatively traditional appearance from the front, in keeping with the dwellinghouse and surrounding area. It would be constructed from brickwork and roof tiles to match existing (which has been conditioned), with grey uPVC windows and limestone sills and a flat roofed limestone porch with columns. The rear would feature anthracite aluminium bi-fold doors at ground floor, beneath a large glazed atrium within the flat roof, a glazed gable at first floor and a box dormer clad in hanging tiles above. The additions are considered subservient and proportional. Many properties in this residential area of Chorlton Park already feature two storey extensions, for growing families, hence the character of the area is not considered to be further affected by this proposal, as a precedent has long been set here and the extensions would be sufficiently in-keeping with the style of the house and the scale and design of similar nearby works along this stretch of Wilbraham Road.

Residential amenity – Although the side and rear extension is considered large, it is not considered to form an unduly overbearing feature as viewed from either neighbouring plot given the gap between the first floors of the proposal and neighbouring properties, both of which satisfy the 45 degree rule from the adjoining properties' first floor windows. These properties have 22m deep, south-facing rear gardens and therefore currently benefit from a lot of outdoor space and direct sunlight. The ground floor rear element would be sited along the boundary shared with No.423 and may overshadow their rear garden to a degree in the late evening, however due to the existing situation (3.4m historic rear extension at the application site and a tall conifer on the neighbour's side) the addition of an additional 2.4m with a low roof height of 2.76m, this is not deemed significant. On the other side No.427 has a large outbuilding along the boundary, connected to the main house via a small extension, which overall extends 8m beyond the applicant's rear, hence the proposed rear extension should not unduly impact on this neighbour. In addition, the gap between No.427 and the boundary is used as a driveway and there are no first floor side windows, hence their bedroom(s) would not be overshadowed by the side extension. There are three first floor side windows proposed close to the boundary, however these have all been shown to be obscurely glazed (which has been conditioned) and non-opening below 1.7m from the internal floor level, hence the neighbours' privacy should not be impacted. No objections were received from local residents and the revised scheme is not considered to cause undue harm to residential amenity.

Parking and refuse storage – Regarding off-street parking provision, the area of hardstanding to the front will be retained, with space for at least 2 cars, which is adequate for a family dwellinghouse. There would be a 0.93m gap through the ground floor of the side extension, therefore refuse bins can remain stored at the rear, pursuant to policy DM1.

Conclusion – The proposal broadly accords with the policies contained within the Core Strategy and NPPF, and although the initial design was unacceptable, the revised scheme is not considered to cause undue harm to the character of the property or visual amenity of the street scene nor cause undue harm to the residential amenity currently enjoyed by the surrounding occupiers, therefore the development may commence in accordance with the approved plans and the following conditions.

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent in order to reach a satisfactory solution.

Condition(s) to be attached to decision for approval

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 revised drawings:

- 'A100 Rev D', stamped as received by the City Council as Local Planning Authority on the 1st July 2022

- 'A103 Rev D', stamped as received by the City Council as Local Planning Authority on the 7th 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 extensions hereby permitted shall match those specified on the revised elevations 'A103 Rev D', received 7th July 2022.

Reason - To ensure the appearance of the dwellinghouse is not adversely affected by the materials to be used in the construction of the outbuilding, 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 first floor windows on the side elevation, facing No.427 Wilbraham Road, 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.

5) The flat roof adjacent to the first floor Juliet window shall not be used for any other purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises against overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

3 Wyverne Road, Manchester, M21 0XF
332 Wilbraham Road, Manchester, M21 0UX
334 Wilbraham Road, Manchester, M21 0UX
330 Wilbraham Road, Manchester, M21 0UX
427 Wilbraham Road, Manchester, M21 0UT
423 Wilbraham Road, Manchester, M21 0UT

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
Susceptible to Surf Water Flood (Less)
Susceptible to Surf Water Flood (Middle)
Area Team Boundary - Name: SOUTH