

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132967/FH/2022

Date registered valid: 22 February 2022

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

Address: The Coach House , 395 Wilmslow Road, Manchester, Manchester, M20 4WA

Ward(s): Withington Ward

Applicant: S Joseph And F Wasim The Coach House , 395 Wilmslow Road, Manchester, M20 4WA

Agent (if any): Mr - Dixey DSquare Architects 2 Poplar Avenue, Altrincham, WA14 1LF

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

Recommendation: Approve

Date of recommendation: 10.06.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 April 2022

Standard consultations:

Printed: 24 February 2022 Expired: 17 March 2022

Neighbour notifications

Printed: 24 February 2022 Expired: 17 March 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 detached house located in what was the rear garden of 395 Wilmslow Road a large semi detached villa converted into flats. Planning permission was granted for the property in May 2001 reference 061306/FO/SOUTH1/01. The property is of brick construction with a dual pitched roof with small hipped sections. At the rear is a small, centrally located single storey outrigger. The property has parking to the front and gardens to the side and rear.





Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

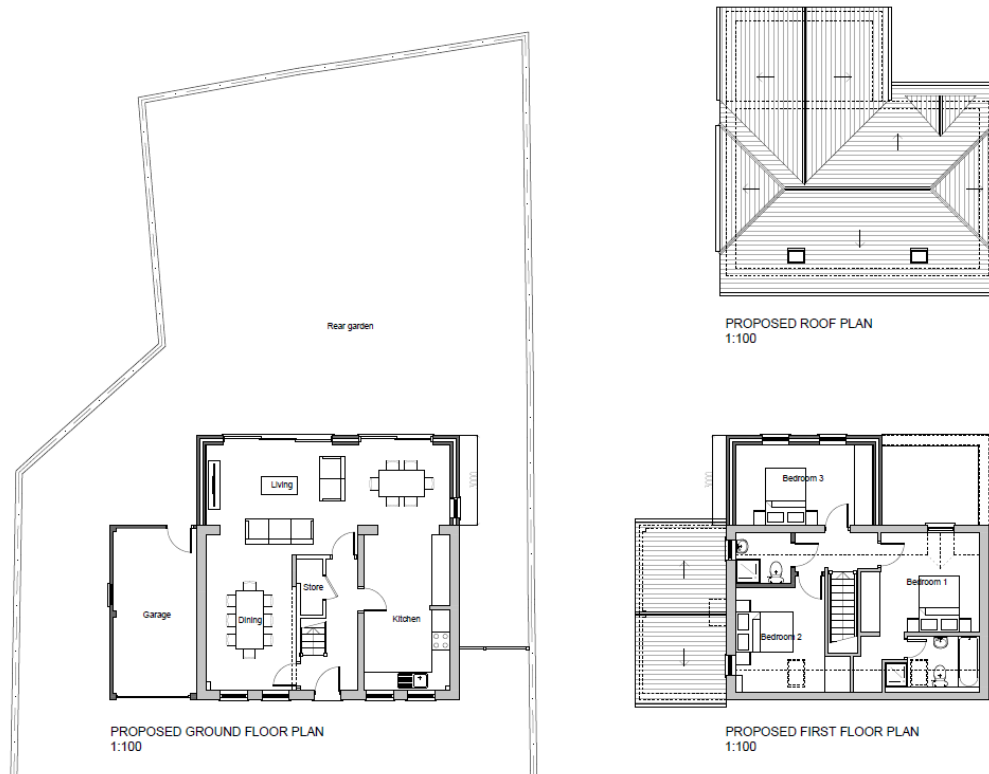
Description of area

This is an area of mixed uses. 395 Wilmslow Road at the front of the site is a large semi detached villa converted into flats. The adjoining semi has a nursery in the basement and appears to be residential above. There is also a two storey block of staff accommodation for the nursery in the rear garden. To the north of the site is a hotel complex with buildings fronting Wilmslow Road and Mitford Road joined by a high level walkway and the grounds of Mitford Court, a flat development on Derby Road.



Description of development

This application has been amended and now seeks consent for the erection of a single storey side and part single part two storey rear extensions. The ground floor element would project 3 metres and extend across the full width of the property. The first floor extension would project 3 metres and extend from the right side of the property when viewed from the rear to a point 3.5 metres from the other side elevation. The ground floor extension would have a flat roof and the first floor a dual pitched roof with a gable to the rear elevation. The rear elevation would contain two sets of patio doors and two windows at first floor level. The side elevation of the single storey extension would contain a full height window. There would be no openings in the other side elevation. The extension would provide additional living space at ground floor level and a third bedroom at first floor level.



In addition it is proposed to erect a single storey side extension on the left hand side of the property viewed from the front. The extension would be the full depth of the original property and project 2.9 metres. The extension would have a dual pitch roof, a garage door in the front elevation and a standard door in the rear elevation.

Consultations & Notification Responses

Local residents businesses

No representations received.

Fallowfield Community Guardians

Are concerned the property with become an Air BNB.

Flood Risk Management

Part of the site is within Flood Zone 2 and requires a Flood Risk Assessment.

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 establishes the principle of extending a home to meet the changing needs of the occupiers, as well as setting out the criteria to be considered in determining applications for residential extensions.

Issues

Principle

The proposed extensions accord with the principle of extending a property to meet the changing needs of the occupiers.

Scale

The proposed rear extension with a projection of 3 metres would, had there not been the small outrigger and the eaves of the first floor been lower, have been permitted development. Given therefore the size of the site it is considered that the scale of the extensions is acceptable. The side extension with a ridge height of 4 metres and an eaves height of 2.6 metres would meet the requirements for permitted development.

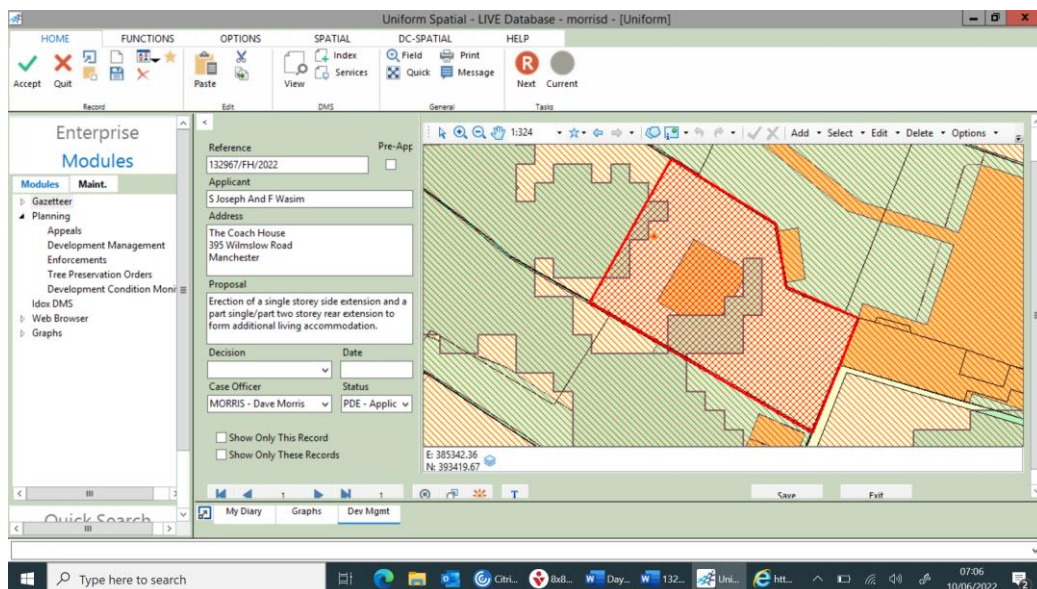
It is considered that given the close relationship of the proposed extensions to the requirements of permitted development the scale is considered acceptable.

Design

The design of the proposed extensions lacks the quirkiness of the existing property, however the pallet materials and the simplicity of the design are considered to be appropriate.

Flood risk

A small part of the site which is affected by the proposed extension is in Flood Zone 2 and the Flood Risk Management Team have requested a Flood Risk Assessment



The applicant has indicated that the floor levels will be in line with the Environment Agencies guidance and consequently it is considered that the request by the Flood Risk Management Team is not proportionate to the development applied for and that a flood risk assessment is not required in this instance.

Residential amenity

This is a backland site and in addition to the impact of the development in terms of overbearing impact and privacy there is also the potentials for a loss of amenity arising from the additional

comings and goings attributable to the additional bedroom. In this instance the frontage property is already let in flats with parking to the rear and it is therefore considered that the creation of an additional bedroom, rather than an additional dwelling, is unlikely to result in an increase in activity that would adversely impact on amenity.

In terms of privacy the principal windows look to the rear of the site and would be approximately 10 metres from the rear boundary which adjoins land belonging to the hotel and the grounds of a flat Development Mitford Court. The proposed windows facing the hotel complex are secondary in nature and whilst they face the walkway and are unlikely to result in any significant privacy or overlooking issues an obscure glazing condition is proposed. The window in the other side elevation faces the rear parking area of the adjoining property. The window would be 3.5 metres from the boundary and any potential overlooking or loss of privacy could be addressed through obscure glazing.

In terms of overbearing impact the proposed extensions are sufficiently far from any boundary for this not to be an issue.

AirBNB

Concern has been expressed that the property could be used as an AirBNB property, however this is outside of the control of the planning system and the property could be so used in its current form.

HMO's

By creating a third bedroom and adding a garage, which could be converted to an additional bedroom it is possible that the enlarged property could become a small HMO within Class C4. Whilst the Article 4 Direction means that such a change of use requires planning permission it is considered prudent to reinforce this with an appropriate condition.

Parking

The existing parking for the property is not affected by the proposal and the development would not result in the need for additional spaces.

Refuse

The refuse storage arrangements are not affected by the proposed development.

Conclusion

The proposed extensions have been significantly reduced in scale and are close to what could be constructed under permitted development. On balance it is therefore considered that the proposed development is 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 manner in order to address 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:

1905-02 revision P2 received 3 May 2022

1905-04 revision P2 received 3 May 2022

1905-05 revision P3 received 3 May 2022

Email from agent dated 18 March 2022 regarding floor levels.

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 development hereby approved shall be constructed using materials that match those used in the original building 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) Before first occupation the new windows in the 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose

other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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.

6) No trade or business shall be carried on in the garage hereby approved.

Reason- to protect the amenity of the occupiers of nearby residential accommodation pursuant to Core Strategy policy DM1.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Flat 66, 397 Wilmslow Road, Manchester, M20 4WA
Flat At, The Coach House, 395 Wilmslow Road, Manchester, M20 4WA
397A Wilmslow Road, Manchester, M20 4WA
Flat 63, 397 Wilmslow Road, Manchester, M20 4WA
Flat 71, 397 Wilmslow Road, Manchester, M20 4WA
Flat 59, 397 Wilmslow Road, Manchester, M20 4WA
Flat 4, 395 Wilmslow Road, Manchester, M20 4WA
Flat 5, 395 Wilmslow Road, Manchester, M20 4WA
Flat 3, 395 Wilmslow Road, Manchester, M20 4WA
Flat 1, 395 Wilmslow Road, Manchester, M20 4WA
Flat A, 395 Wilmslow Road, Manchester, M20 4WA
Flat B, 395 Wilmslow Road, Manchester, M20 4WA
Flat 2, 395 Wilmslow Road, Manchester, M20 4WA
The Rams Lodge, 393 Wilmslow Road, Manchester, M20 4WA
Basement And Ground Floor, 397 Wilmslow Road, Manchester, M20 4WA
Flat 24, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 21, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 18, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 16, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 12, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 10, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 7, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 25, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 23, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 22, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 20, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 19, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 17, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 15, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 14, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 11, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 9, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 8, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 6, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 5, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 4, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 3, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 2, Mitford Court, Derby Road, Manchester, M14 6WD
Flat 1, Mitford Court, Derby Road, Manchester, M14 6WD

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH

