Application Number	Date of Appln	Committee Date	Ward
111513/FH/2016/S1	14th Jun 2016	28th Jul 2016	Whalley Range Ward

Proposal Erection of two-storey front, side and rear extension and single-storey rear extension to link outbuilding and the main house to create additional living accommodation.

Location 304 Wilbraham Road, Whalley Range, Manchester, M21 0UU

Applicant MAC Corporation Ltd, C/O Agent,

Agent Mr Barry Tang, Tang and Associates Ltd - Chartered Architects, Entrance W1 First Floor, Westwood House, Greenwood Business Centre, Manchester, M5 4QH,

Description

The application site relates to a large, two storey, red brick, detached dwellinghouse with front and rear garden areas situated on the northern side of Wilbraham Road. The property incorporates a driveway to the side of the property, off-road car parking, together with a detached single story brick built out-building to the rear. To the western side of the property is adjoined to one side by a semi-detached dwellinghouse and to the eastern side is a similar, large detached property. The rear garden boundary adjoins the playing fields belonging to St. Bede's School immediately to the north. The area is predominantly residential in nature, consisting mainly of two-storey, detached and semi-detached dwellinghouses.

The front of 304 Wilbraham Road

The submitted application is for the erection of two-storey front, side and rear extension and single-storey rear extension to link outbuilding and the main house to create additional living accommodation. The proposed extensions will benefit the needs of three disabled people residing at the property who have mobility issues.

This application is being brought to committee as the applicant is a Ward Member of the City Council.

Planning History
104295/FH/2013/S1 - Erection of single-storey side and rear extension to form additional living accommodation (Class C3) Approved 15/1/14

The above granted permission has not been implemented, however this could not be possible to be implement alongside the current proposal due to the large extensions proposed to the property.

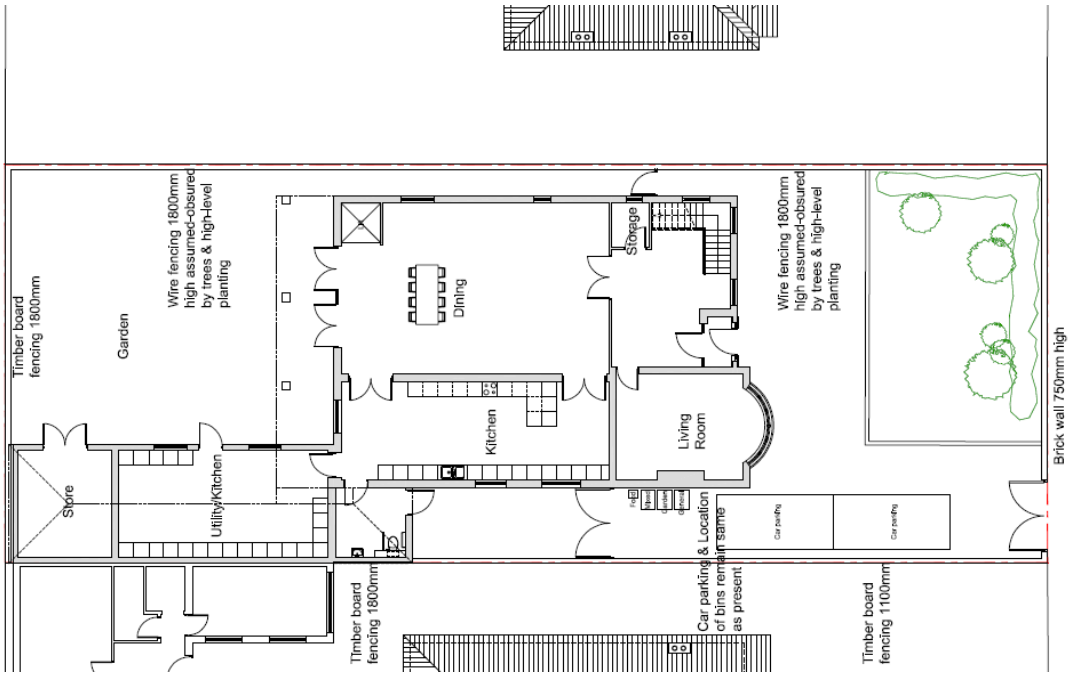
Consultations
Local Residents
One letter of objection received which raises concerns relating to the loss of privacy and view, block natural light and that the building would be visually over bearing.

Contaminated Land Section
Have recommended that a condition relating to the installation of a gas membrane condition to be applied to any approval.

POLICIES
UNITARY DEVELOPMENT PLAN SAVED POLICIES
DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length
b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway



Proposed ground floor plan

The proposed two storey front extension would infill part of a recessed area with the main front entrance, providing a larger entrance and hallway area. A further two storey side and rear extension is proposed which is set off the boundary with the adjoining property no.302 Wilbraham Road by 1.0m. The side and rear extension would help remodel the internal accommodation by allowing larger rooms at both ground and first floor level and providing a lift to benefit the needs of one of the individual occupier of the property. A new balcony is also proposed at first floor level overlooking the rear garden area and playing fields beyond. The positioning of the balcony would not give rise to overlooking of neighbouring gardens.

Existing front and side elevation

Proposed front and side elevation

The overall rear extension projection is at 6.0m, the ground floor element projects less than that of the first floor which would oversale the ground floor and be supported by three columns.

Currently the property benefits from a detached singe storey rear garage/storage area set on the common boundary with the adjoining semi-detached property no.306 Wilbraham Road. The proposal would provide a larger single storey rear outbuilding extension with a direct link into the main house. This would provide an additional utility/kitchen area, store room and bathroom. The extension would come forward of the adjoining detached outbuilding by 3.4m, which would remain along the boundary with a hipped roof and is set back by 13.8m from the original frontage of the house.

The proposed extensions would create significant enlargements to the property. Following discussions with the applicant it is understood that the scale and size of the proposed enlargements relate to the circumstances of individuals who are t reside in the property and have disabilities that require this level of space and adaptations to meet their needs. The proposals also allows for the extended, wider family to live within the same property to cater for the needs of these individuals. Whilst saved UDP Policy DC1 allows for extensions to properties and for exceptions to be made with regards to adaptations required to accommodate disabled people, consideration of the proposals impacts on residential and visual amenity is also required.

Due to the size and design of the extensions, including the positioning of windows, it is not considered that there would be any significant impact upon the amenity of nearby residents as a consequence of overlooking or overshadowing, however a condition relating to restricting any further windows and openings and obscurely glazing windows in the proposed side elevation of the development is appropriate in this instance.

As a result of the proposed extension, it is believed that sufficient garden space would remain to both the front and rear. However, to prevent any future expansion of the property which could potentially lead to over-development of the site, a condition has been imposed which would prevent any further, development resulting from permitted development rights. Any further extension/out-buildings would therefore require the express consent of the City Council as Local Planning Authority.

The existing boundary treatment of 1.8m and 1.1m high timber board fencing will remain around the rear and side boundaries, with a 750mm brick wall along the frontage. The site has adequate parking for two off street car parking spaces an area for bins would remain in the same location, however a condition relating to bin storage and structures would be attached to any approval.

The property is set back from Wilbraham Road which is characterised in this locality by sizeable properties sitting within their own plots. Given this context and positioning within its plot the proposed extensions would not appear overly incongruous within the streetscene.

On balance the extensions are not considered to be detrimental to the character of the area or an overbearing feature that would impact on the visual amenity of the area. The proposal would not cause a significant reduction in the amount of amenity space around the house and would retain gaps to either side boundary.

Therefore it is considered that in this instance given the particular needs of the occupiers of the property the proposed extensions would not give rise to significant effects on residential amenity and accord with saved Policy DC1 of the UDP and Policies DM1 and SP1 of the Manchester Core Strategy.

Design and Appearance
The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

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 the right to a fair hearing and to this end the Committee 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 polices of the Unitary Development Plan, the Head 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 approval of the application is proportionate to the wider benefits of approval 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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information and drawings relating to the scheme and appropriate conditions to the approval have also been attached.

Conditions to be attached to the decision

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: location plan, existing & proposed plan drawing no. 8558/311 Rev A, existing & proposed elevations drawing no.8558/311 Rev A and existing & proposed block plans and street scenes drawing no. 8558/310 Rev B stamped and received by the City Council as Local Planning Authority on 23 May 2016.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy

4) Prior to any above ground works, appropriate and comprehensive construction designs shall be submitted for approval in writing by the City Council as Local Planning Authority for the installation of a proprietary gas protection membrane. The approved scheme shall be implemented as part of development and retained and maintained in situ.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas and a scheme is required to alleviate any possibility of landfill gas ingress to the Building pursuant to policies DM1 and EN18 of the Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved 'existing and proposed elevations drawing no.8558/311 Rev A' stamped and received by the City Council as Local Planning Authority on 23 May 2016.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Before first occupation all windows in the side elevation, with the adjoining property no.302 Wilbraham Road as shown on 'existing and proposed elevations drawing no.8558/311 Rev A' stamped and received by the City Council as Local Planning Authority on 23 May 2016, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

7) Prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

8) Notwithstanding the provisions of Classes A; B; C; and E of Part 1 of Schedule 2, of the Town and Country Planning General Development Order 2015 or any legislation amending or replacing the same, no garages, extensions or free standing buildings or structures shall be erected other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity, since any additions to the approved dwelling may lead to over-development of the property and adversely impact upon the neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 111513/FH/2016/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

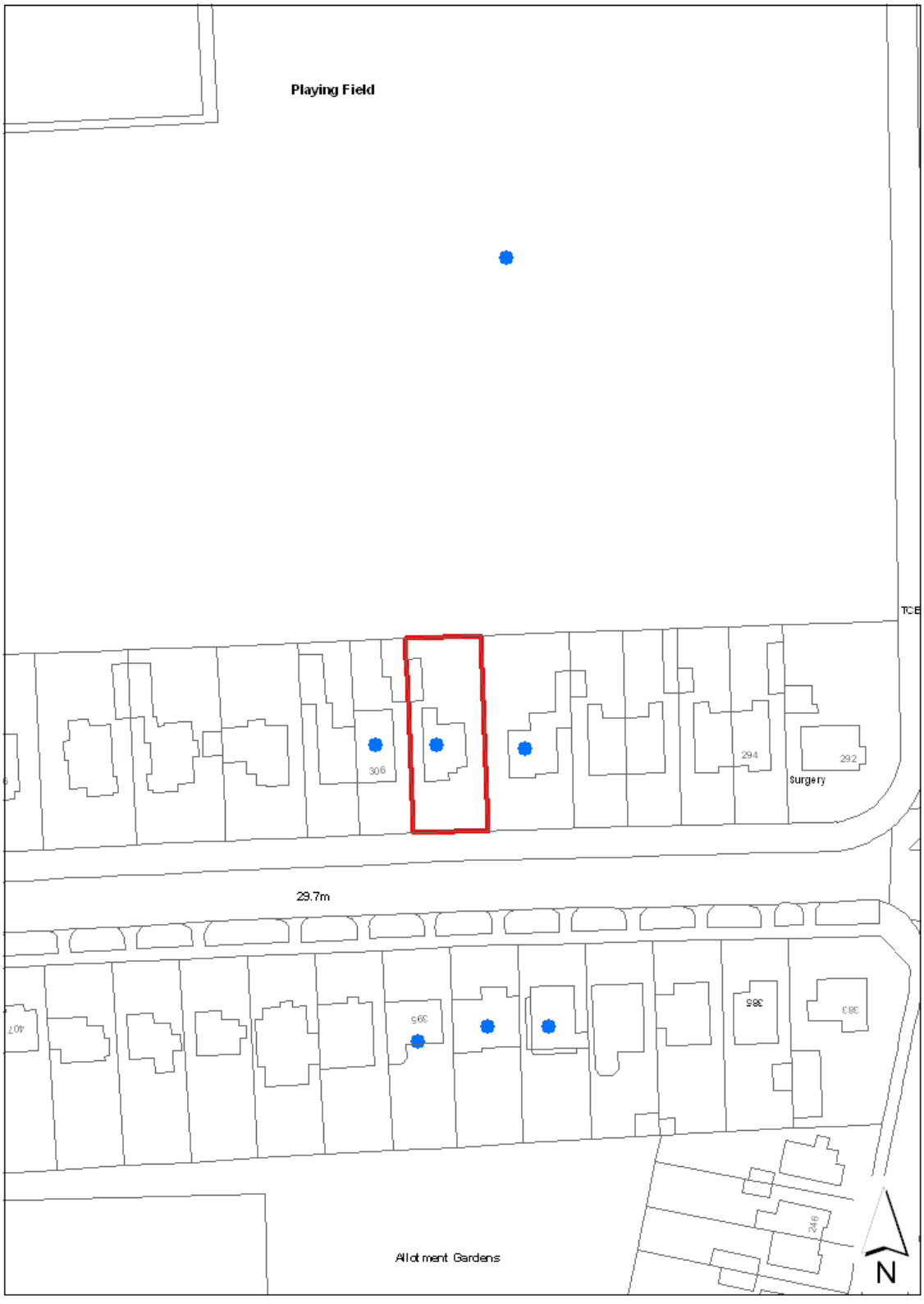
The following residents, businesses and other third parties in the area were consulted/notified on the application:

391 Wilbraham Road, Manchester, M21 0UT
304 Wilbraham Road, Manchester, M21 0UU
306 Wilbraham Road, Manchester, M21 0UU
St Bedes Fields, Withington Road, Manchester
302 Wilbraham Road, Manchester, M21 0UU

393 Wilbraham Road, Manchester, M21 0UT
395 Wilbraham Road, Manchester, M21 0UT

Representations were received from the following third parties:
306 Wilbraham Road, Whalley Range, Manchester, M21 0UU

Relevant Contact Officer : Nasira Farooq
Telephone number : 0161 234 4165
Email : n.farooq2@manchester.gov.uk



Application site boundary ● Neighbour notification

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