

Application Number	Date of Appln	Committee Date	Ward
112586/FH/2016/S2	22nd Jun 2016	22 Sept 2016	Burnage Ward

Proposal Erection of a part single part two storey side extension and two storey rear extension to form additional living accommodation following demolition of existing extension.

Location 263 Mauldeth Road, Burnage, Manchester, M19 1GF

Applicant Naveed, 263 Mauldeth Road, Burnage, Manchester, M19 1GF

Agent Ahmed Choudhry, Nada Architects, 169 Kingsway, Burnage, Manchester, M19 2ND,

Description

The application site is a 2-storey semi-detached dwelling house situated on the northern side of Mauldeth Road in the Burnage ward. The property is constructed of red brick under a clay tile roof. There are gardens at the front and rear with access along the side via a block paved driveway. There is an existing single storey extension at the rear of the property.

The surrounding area is residential.

The application, which has been revised since first submission, seeks the determination of the Local Planning Authority for a 2-storey side and rear extension. In detail, the application proposes 2-storeys at the side built to the common boundary with no261 to the west with a 1.5metre set back at first floor. The side extension would have a width of 2.4metres.

At the rear, the proposed extension would have a depth of 1.8metres and is off set from the boundary of no261 by 1.9m.

The application shows how parking and bins would be accommodated.

The applicant is a City Council employee, hence the application being referred to the Planning and Highways Committee.

Consultations

Neighbour notifications - No comments received.

Policy

National Planning Policy Framework - March 2012

The NPPF was introduced in March 2012 as the overarching policy framework for England. It sets out the Government's priorities for the Planning system and is a material consideration in the decision-making process. It places emphasis on the three strands of sustainable development and its social, environmental and economic functions.

One objective of the Framework is the need for good design in the planning of new development. The Framework states that: Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of the Core Planning Principles that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, underpins the decision making process.

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management.

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:-

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky

- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. Flat roofed extensions to bungalows;
- e. Extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Issues

Principle

The proposal seeks to erect 2-storey side and rear extensions to provide additional living accommodation. Saved policy DC1 of the Unitary Development Plan makes provision for residential extensions within the guidance contained in that policy. The applicant originally sought a larger extension at the side and rear, which was reduced to the application now under consideration following negotiations and is considered acceptable in principle. The key issues with this application are the impact on residential and visual amenity.

Residential Amenity

A key concern with the original submission was the proximity of the side extension and bedroom 3 in particular at the rear of the property, to neighbouring occupiers. The rear bedroom which was originally proposed to be over 5metres in length, would have sat within 30cm of the boundary of no.261 Mauldeth Road with a depth of 3.64metres on this boundary. This would have had an overbearing impact on the occupiers of that property. During negotiations with the agent, it was recommended that this bedroom be pulled in off the boundary. It has now been reduced to approximately half this depth and pulled in by 1.9metres off the boundary which allows the applicant to retain a 3rd bedroom whilst protecting the amenity of neighbouring occupiers.

With regards to terracing, a 1.5metre setback was accepted due to precedent in the street scene.

Bedroom 1 which was originally proposed at 7metres in length in total, has also been reduced in depth by 1metre leaving a rearward projection of 2.6metres. This is sufficient to off-set any harmful amenity impacts on the adjoining occupier at no.265 Mauldeth Road.

For the above reasons, the residential amenity implications of the application are considered acceptable against saved policy DC1 and policies SP1 and DM1 of the Unitary Development Plan for Manchester.

Visual Amenity

The extensions proposed will add mass and volume to the property, particularly when

viewed from the side and rear. The reduced extension has removed some of the mass, whilst the lowered roof ridge and first floor set back contribute a sense of subservience. Finally, the materials are proposed to match the existing which will help the extension assimilate into the street scene.

Car parking

Although the development at the side would result in the loss of an opportunity to park at the side of the property, sufficient space is retained at the front of the proposed extension which could accommodate 1.no vehicle as shown on the revised drawing. Car parking is otherwise available on street where there are no Traffic Regulation Orders in force.

Bin storage

The amended application shows bins stored at the front of the property behind a bin store screen. This is acceptable and helps mitigate the detrimental impact of waste containers at the front of the property within the street scene.

For all of the above reasons, the application is considered acceptable in view of saved policy DC1 and policies SP1 and DM1 of the Development Plan.

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 local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this committee report. The application did not result in any objections and has been revised to address the Council's concerns to a satisfactory extent.

Reason for recommendation

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:

The application form, location plan and drawings; (02)001 PL2 and (01)001 PL2 received by email on the 13/09/2016.

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 external elevations shall match those on the external elevations of the existing building in colour, size and texture.

Reason - In the interests of visual amenity pursuant to policy DM1 of the adopted Manchester Core Strategy.

4) Prior to completion of the extension hereby approved, the first floor WC window in the rear 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.

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: 112586/FH/2016/S2 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:

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer : Linda Marciniak
Telephone number : (0161) 234 4636
Email : l.marciniak@manchester.gov.uk

Application site boundary Neighbour notification
© Crown copyright and database rights 2016. Ordnance Survey 100019568