

List No. 18

| Chorlton Ward | Application Number | Date of Appln | Committee Date |
|----------------------|---------------------------|----------------------|-----------------------|
| | 082323/FH/2007/S1 | 6th Mar 2007 | 31st May 2007 |

Proposal Retrospective application for a 2 storey side extension for additional living accommodation

Location 651 Wilbraham Road, Chorlton, Manchester, M21 9JT,

Applicant Miss N Siddiqi 651 Wilbraham Road, Manchester, M21 9JT,

Agent Jeffrey C Goodchild 62 Belmont Avenue, Springhead, Oldham, OL4 4RS

Description

This application relates to a 2 storey semi detached dwelling which lies within the Chorlton Conservation Area. The site has a garden to the front and rear of the property in a predominantly residential area. The area lies approximately 4km from the City Centre of Manchester within close proximity to the Chorlton District Centre

In September 2005 planning permission was granted for the erection of a two storey side extension to create an additional bedroom with en-suite with a carport under. The application was approved just as the area became a Conservation Area. After work had commenced a complaint was received and it became apparent that the extension was not being built in accordance with the approved plans. This was brought to the applicants attention and they submitted this application in order to seek to regularise the situation.

Consultations

Local Residents - 1 letter of objection has been received the main concerns are:

- 1) The double pitched roof does not tie in with the existing roof.
- 2) The large, glass sliding patio doors installed to both ground and first floor are inappropriate for the front of the building and are not in keeping with the scale and style of the existing and surrounding properties.
- 3) The large balcony created on the first floor is out of scale with its surroundings.
- 4) The wall and pillars enclosing the first floor balcony are not set back resulting in a terracing effect.
- 5) The concrete balusters are inappropriate and not in sympathy with the existing property and surrounding buildings.
- 6) The brick of the extension is a poor match to the existing brick of the house façade. This along with the roof construction gives the extension and unfortunate 'stuck on effect' detrimental to the overall appearance of the property.
- 7) No access to rear for bin storage
- 8) The house has been made larger but the amount of parking has been reduced. Parking space not behind building line.

Ward Member - Councillor Sheila Newman has expressed some concern regarding this application. Her objection is as follows:

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- 1) objection to the two glass doors and the large balcony which alters the appearance of a Conservation Area.
- 2) The effect does not maintain or enhance the original building or fit in with the character of the area.

John Leech MP - Shares Councillor Sheila Newmans concerns.

Issues

Unitary Development Plan - The proposal has been considered with reference to UDP Policies DC1, H2.2 and DC18. Development Control Policy No.1 (Residential Extensions) is also relevant to this application and states that in determining applications for extensions, the Council will amongst other things, have regard to: the general character of the property, the effect upon neighbouring amenity, the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance in the street scene.

Policy H2.2 is relevant to this application and states that the Council will not allow development which, will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the Development.

Policy DC18 gives particular consideration to development proposals within Conservation Areas. It will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following:

- The relationship of new structures to neighbouring buildings and spaces
- The effect of major changes to the appearance of existing buildings
- The desirability of retaining existing features, such as boundary wall, gardens and trees (including street trees)

Regional and National Planning Guidance

In terms of Regional policy, The Regional Planning Guidance for the North West (RPG13) provides further guidance and contains policies that promote sustainable development through its four Core Development Principles: the economic use of the land and buildings, enhancing quality of life, improving quality of design; and promoting sustainable economic growth and competitiveness. Policy DP3 requires that new development demonstrates good quality design and respect for its setting. Policy SD1 seeks to concentrate development in the North West Metropolitan Area, which includes the regional poles of Liverpool and Manchester, along with the surrounding areas and Policy UR3 promotes social inclusion through accessibility.

In addition to the above, Central Government provide national planning guidance in the form of Planning Policy Guidance Notes (PPG) and more recently on some planning issues, Planning Policy Statements (PPS).

PPS1 - 'Delivering Sustainable Development' identifies sustainable development as a core principle underpinning planning. Emphasis is placed on the need for good design to ensure, attractive, usable, durable and adaptable places.

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Principle of the proposal - This property is a two storey semi detached dwelling and is seeking permission for a two storey side extension for additional living accommodation. The applicant has indicated that the ground floor part of the extension is to provide accommodation for a disabled member of the family and the 1st floor is to provide a bedroom over with a balcony. The applicant has also provided information which clarifies that a person within the household is disabled.

Visual/Residential Amenity

Whilst the proposal is considered acceptable in principle, there are issues regarding the design of the development and its impact on the surrounding area. The applicant proposes to make the following amendments to the existing façade to reduce the negative impact that the proposal is creating;

- Removal of the concrete pillars at 1st floor balcony and replace with metal railings to match existing front entrance gate.

- Removal of concrete canon balls on the top of the coping stones.

- Removal of the brick column adjoining the existing wall at 1st floor level.

- Removal of patio doors and replace with windows to match existing house.

- Binstore to be completed with proposal.

Conclusion - It is accepted by the Head of Planning that there is currently a degree of loss of visual amenity to the surrounding area as a result of the current design, in particular to the properties immediately facing and adjoining the boundary. However, once the agreed amendments are made, although there will still be some impact, it is not sufficiently detrimental to the amenities of the area to warrant refusal, the recommendation is made accordingly.

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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by 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

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Approve on the basis that the proposal is in accord with the City Councils Policies (in particular Policies DC1, DC18 and H2.2) and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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.

3) The development hereby approved shall be carried out in accordance with the drawings numbered and 4694/E Part one 4694/F Part two , stamped as received by the Local Planning Authority on 20th April 2007 and 30th April 2007 , unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans as specified in the Policy DC1 and in the interests of the visual amenity of the area within which the site is located, specified in Policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) The binstore proposed for the front of the premises shall be constructed before the use commences.

Reason

To maintain the quality of the street environment in the locality of the development.

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: 082323/FH/2007/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

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other applications or appeals, copies of which are all held by the Planning Division.

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

554 Wilbraham Road, Manchester, M21 9LB
649 Wilbraham Road, Manchester, M21 9JT
653 Wilbraham Road, Manchester, M21 9JT
3 Belgravia Gardens, Manchester, M21 9JJ
Flat 9, Sutton Manor, 552 Wilbraham Road, Manchester, M21 9RB
Flat 11, Sutton Manor, 552 Wilbraham Road, Manchester, M21 9RB
Flat 10, Sutton Manor, 552 Wilbraham Road, Manchester, M21 9RB
Flat 12, Sutton Manor, 552 Wilbraham Road, Manchester, M21 9RB
Ryland House, Edge Lane, Chorlton, Manchester, M21 9JF
Flat 13, Ryland House, 16-18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 48, Ryland House, 16-18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 49, Ryland House, 16-18 Edge Lane, Chorlton, Manchester, M21 9JP
Flat 1, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 2, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 3, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 4, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
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Flat 37, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 38, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 39, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 40, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 41, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 42, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 43, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 44, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 45, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 46, Ryland House 16-18, Edge Lane, Manchester, M21 9JP
Flat 47, Ryland House 16-18, Edge Lane, Manchester, M21 9JP

Representations were received from the following third parties:

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