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Didsbury Ward	West	Application Number 082890/FH/2007/S2	Date of Appln 14th May 2007	Committee Date 26 th July 2007
Proposal	Erection of part single, part 2 storey side extension and single storey rear extension to form additional living accommodation			
Location	70 Goulden Road, West Didsbury, Manchester, M20 4YF,			
Applicant	Mr J Flanagan 70 Goulden Road, West Didsbury, M20 4YF			
Agent	Les Foey 8 Glasson Walk, Chadderton, Oldham, OL9 9DR			

Description

The application relates to a two storey semi-detached dwelling-house on Goulden Road. The area is residential in nature and the application property is located on an established residential street. To the north of the site is no. 67 Goulden Road, to the west is the adjoining property no. 68 Goulden Road, to the west is Krestner Court a 3 storey block of flats and the rear of properties on Palatine Road and to the south are the rear gardens of dwellings on Central Road.

The proposal is for two storey side extension that is to be set back from the front elevation by 1 metre and the roof will be set down from the existing ridge by approximately 0.35 metres and then proceed to run 11.7 metres to the full depth of the original dwelling, which includes the existing outrigger that is a common feature on dwellings of this style in the area. The extension will not occupy the whole of the area to the side of the property as a 0.75 metre side space will be maintained along the common boundary with Krestner Court. There will then be a single storey rear extension that will go further into the rear garden by 3.6 metres and will be 6 metres wide, and has been designed to occupy to be sited 3.7 metres away from the common boundary with the adjoining dwelling no. 68 Goulden Road.

Consultations

Local Residents – Occupiers of properties surrounding the application were consulted on the application and 12 representations have been received. The comments made are summarised as follows:

- i) Impact of the extension and the appearance on the property
- ii) It will mean that wheelie bins have to be stored at the front of the property
- iii) The extension will remove the views of trees
- iv) There will be mess created during construction.
- v) There will be an increase in traffic and congestion.
- vi) Changing the nature of the property from a residential dwelling to a HMO.
- vii) There will be an increase in noise and disturbance as well as crime.

Ward Members - A representation was received from Cllr M Clayton who raised the following concerns:

- i) The scale and design of the proposal

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- ii) Insufficient parking if to be used as a HMO
- iii) The development should be soundproofed
- iv) Concerns with regards to crime
- v) Adequate facilities should be made for bin storage

Issues

The Unitary Development Plan for Manchester

There are no site specific references to the application site within the UDP and the proposal is considered to be acceptable as it would be consistent with UDP Policies DC1.1 and DC1.2 'Residential Extensions ' and H2.2 'Housing'.

Residential Amenity

The proposed side / rear extension will be sited adjacent to Krester Court, which is a 3 storey block of flats that has no windows in the side elevation facing the application site. Krester Court will be sited approximately 2.25m away from the proposal, and the rear building lines of Krester Court and the host dwelling are similar. Therefore as the two storey side / rear extension will only project into the rear garden by 2.2m, which is the same depth as the existing outrigger there will be no adverse effect on any habitable room windows present at Krester Court. As the two storey side / rear extension is only projecting into the rear garden as far as the existing outrigger there will be no loss of amenity to the adjoining dwelling or the dwellings to the rear on Central Road which are sited over 30m away.

It should be noted however that rear extensions that are over 3.65m in length would not normally be permitted. Although the single storey rear extension under this application does project into the rear garden by a further 3.6m from the existing outrigger there are mitigating circumstances that reduces the impact of the proposal on neighbouring dwellings. These factors are primarily the distances maintained between the proposal and the neighbouring properties and the substantial close boarded boundary treatment and mature vegetation that is in place on the common boundaries.

Visual Amenity

The proposal is designed so that it complements the existing house thereby preserving the streetscene of which it forms part. The two storey side extension will be set back from the front elevation by 1m and this further results in the lowering of the proposed ridge when compared to the existing by approximately 0.35m. The proposal is therefore subordinate to the host dwelling and has features in place that shall help prevent any potential terracing effect, as does the change of dwelling type to the east. The proposal does not intend to come any further forward than the existing dwelling, which will not result in the off road parking that is present being compromised. There is a 0.75m side space maintained, which is sufficient to allow a wheelie bin to be moved from the rear to the front of the property and vice-a-versa.

Other Issues

During the assessment of the application it was discovered that the dwelling was occupied by 5 students and that the applicant did not currently reside at the

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property. However, as members are aware such a shared house is still a single family dwelling in planning terms. The applicant indicates it is his intention for the dwelling to cease being let out and for the applicant to move in later this year (as confirmed in the e-mail received 27th June 2007). The representations that have been received regarding the property being extended to accommodate even more students have been noted. This application is for a residential extension only and would not allow the property to be converted into a HMO; as such a conversion would require a separate consent. Though unless circumstances were to change there is of course no reason that it would not remain a shared house without the need for planning permission.

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

Approve in the light of policy DC1.1, DC1.2 and H2.2 of the Unitary Development Plan on the basis that the extensions do not have an adverse impact in the residential area.

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) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: Date stamped as received 9th May 2007

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC1 and H2.2 of the Manchester Unitary Development Plan.

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3) No development that is hereby approved shall commence unless and until samples and specifications of all 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, as specified in policy DC1 and H2.2 of the Unitary Development Plan for the City of Manchester.

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: 082890/FH/2007/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 all held by the Planning Division.

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

88 Palatine Road, Manchester, M20 3JW
Flat 1 to 6, 86 Palatine Road, Manchester, M20 3JW
63 to 70 Goulden Road, Manchester, M20 4YF
1 to 6 Krestor Court, 72 Goulden Road, Manchester, M20 4YB
Flat 1 & 2, 81 Central Road, Manchester, M20 4YD
86 Palatine Road, Manchester, M20 3JW
63 & 73 to 77 (odd) Central Road, Manchester, M20 4YD
Flat 1 to 6, 79 Central Road, Manchester, M20 4YD
81 to 83 (odd) Central Road, Manchester, M20 4YD

Representations were received from the following third parties:

J Clayton, 64 Goulden Road, Manchester, M20 4YF
J Brown, 67 Goulden Road, Manchester, M20 4YF
C Jones, 68 Goulden Road, Manchester, M20 4YF
Dr B Henderson, 63 Goulden Road, Withington, Manchester
Mr C Parkinson, 61 Goulden Road, West Didsbury, Manchester
L Baig, 66 GOULDEN RD, MANCHESTER
A Kennedy, 62 Goulden Road, West Didsbury, Manchester, M20 4YF
C Chisnell, 60 Goulden Road, Manchester, M20 4YF
Professor M Brazier, 56 Goulden Road, Manchester, M20 4YF
Cllr M Clayton, 6 Styanton Gardens, Stanton Avenue, Didsbury, Manchester, M20 2PT
K Weeds, 63 Central Road, West Didsbury, Manchester, M20 4YD

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