

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
087749/FH/2008/S1	22 <sup>nd</sup> Sep 2008	20th Nov 2008	Chorlton Ward

**Proposal** Erection of single storey side and part two storey, part single storey rear extension to form additional living accommodation

**Location** 66 Claude Road, Chorltonville, Manchester, M21 8DF,

**Applicant** Mr Sean Shannon, 66 Claude Road, Chorltonville, Manchester, M21 8DF,

**Agent** Mr Ian Simpson 24 Bramhall Park Road, Bramhall, Stockport, SK7 3DQ

### **Description**

The application site relates to an 'arts and crafts' style, two-storey, semi-detached property located on the northern side of Claude Road. The property includes large, front, rear and side gardens and adjoins Chorlton Brook to the rear.

The property is located within but on the edge of Chorltonville Conservation area which is characterised by its trees, sense of space and a number of distinct house types. In this case, the property forms one half of a pair of semi-detached properties which are symmetrical in appearance. The application site however includes a large side garden in contrast to the other half of the semi-detached property.

The proposed scheme relates to the erection of single storey side extension set back from the frontage of the original house, together with a part single, part two-storey rear extension to form additional bedroom accommodation at first floor level and enlarged living accommodation at ground floor level. This includes an enlarged kitchen/dining area, utility room and family room. Due to the difference in ground levels between the original house and the rear garden, the application also includes a large decked area projecting outwards from the proposed rear extension

The application follows the withdrawal of an earlier application which proposed all of the additional accommodation in the side garden. Due to concerns regarding the impact that the proposal would have on the visual appearance of the street-scene, the application has been revised so that the majority of additional accommodation sought is located at the rear of the existing dwelling.

### **Consultations**

Local residents - 12 letters of objection have been received, 3 of which have come from the same person. These representations are summarised below:

(i) Approval of this application would set a precedent for the use of rear gardens for large multi-room rear extensions.

(ii) The extension would form a disproportionate relationship to the existing house and would not be sympathetic to the Chorltonville Conservation Area.

(iii) The extension is too large and would not enhance the appearance of the Conservation Area. The scale, massing and form of the extension is out of character with the traditional form of houses in the area.

(iv) The houses within the Conservation Area are made up of a number of distinct house types. Each semi-detached house is of the same type and mirrors its neighbour, giving a sense of symmetry. The proposed extension would deviate from this symmetry and therefore have a detrimental impact on the visual amenity of the area.

(v) The rendered screen wall will be highly visible from the street-scene and form an incongruous feature in this location.

(vi) The extension would block light to 68 Claude Road and knock value off the price of this property and the houses are not in keeping with the area.

(vii) The depth of the house is wholly out of character with the depth of traditional houses along Claude Road and will represent a significant encroachment of the building line to the rear of these houses.

(viii) The sense of scale of the extension is increased by virtue of the raised decking which is not typical of the Conservation Area.

Chorltonville Owners Committee - It is noted that the proposed extension does not directly affect any roads, footways, verges, trees or gullies. The development would therefore not have any impact upon those matters over which the 'Committee' has any remit.

### **Issues**

Unitary Development Plan (UDP) - There are no site specific policies relating to the application site. However, the following the city-wide policies are relevant to this proposal:

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and it's impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC1 relates to residential extensions and requires that consideration be given to various factors, with particular regard given to the general character of the property and the effect upon the amenity of neighbouring occupiers.

Policy DC18.1 relates to development proposals within Conservation Areas. The Council seeks to preserve and enhance to the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces, the effect of changes to existing buildings and the desirability of retaining existing features.

Regional Spatial Strategy - In terms of regional policy, it is not considered that any policy is of particular relevance in this case.

In addition to the above, central government provides 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' sets out the overarching policies on the delivery of sustainable development through the planning system. Emphasis is placed on the need for good design to ensure, attractive, usable, durable and adaptable places

PPG15 'Planning and The Historic Environment' - includes guidance on gap sites and new developments within Conservation Areas. Essentially, new development within a conservation areas should be of a high quality of design and respect the character or appearance of the area. Emphasis is placed on enhancement of the surrounding context.

Further to the above, the 'Guide to Development in Manchester' (Supplementary Planning Document) contains core principles to guide developers to high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability

Principle - It is considered that the principle of the proposal is acceptable. The proposal site includes a large, rear garden area and in contrast to most other properties within the conservation Area the property also includes a large side garden. In light of the space available and the need to provide additional living accommodation, it is believed that the site can sustain a large extension without having any significant impact upon the amenity of adjoining occupiers or the visual appearance of the Conservation Area. The majority of the additional accommodation sought is at the rear of the property and cannot be seen from the street. The side extension sought is single storey and set back from the frontage of the original house. As such, there would be limited impact upon the appearance of the street-scene and the character of Conservation Area in general. Moreover, the set back of the single storey, side extension together with the extent of the side garden would not have a significant impact on the symmetry of this pair of semi-detached properties.

Scale and Massing - The side extension proposed is single storey in nature with a set back of 5.7 metres from the front elevation of the existing house and would leave a gap of 7 metres from the side boundary following its construction. It is considered that due to the surrounding context of the garden area and the open feel of the Conservation Area, the scale and mass of the proposed side extension is wholly appropriate.

In terms of the part single storey, part two storey rear extension, the rear projection ranges from 3.5 metres at the single storey element which is closest to the adjoining house, to 6 metres furthest away from the adjoining house, at the part where the single storey side extension adjoins the two storey rear element. It is again considered that due to the amount of garden space

available, the scale and mass of the proposed extension would have little impact on the character of the property or upon the appearance of the area.

Residential Amenity - The proposed side extension is 7 metres away from the side boundary with the neighbouring, detached property which is situated at an angle and also includes a very large side garden. It is therefore considered that this part of the proposal would have no impact upon residential amenity. With regard to the rear extensions, the proposed accommodation has been designed so that all windows are rear facing and includes set backs and recesses with the single storey, rear element closest to the adjoining semi-detached property. As such, it is believed that there would be no significant impact upon the residential amenity of adjoining properties.

Visual Amenity - Many of the objections received relate to the impact that the proposal would have on the visual character and appearance of the Chorltonville Conservation Area. Particular concerns relate to the unbalancing effect that the proposal could have on the appearance of the semi-detached properties, the impact on the openness of the conservation area and that no other properties have extensions of this size within the Conservation Area.

It should be noted that the majority of the additional accommodation sought is located at the rear of the property and cannot be seen from the road. The impact of this element of the proposal on the appearance of the Conservation Area is therefore limited in nature. The effect that the side extension would have on the symmetry of the semi-detached properties is also considered minimal. The side extension which can be seen from the road is single storey and has been designed to reflect the original house with a set back 5.7 from the front elevation. It is clear that the extension is a subservient feature to the main house and therefore it is not considered that the proposed extension would have any significant, detrimental impact. Further, the decking element of the proposal whilst quite substantial is entirely appropriate and makes the most of the change in level at the rear of the property.

It should also be noted that Conservation Area status does not preclude the ability of residents to extend their homes. Design proposals should seek to preserve or enhance the appearance of a Conservation Area. In this instance and in light of the proposal's design and the side garden which is unusually large for Chorltonville, is capable of accommodating the proposed works without compromising the aesthetics of the Conservation Area.

**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)/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. He 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**

Approve on the basis that the proposal accords with Policies DC1, DC18.1 and H2.2 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise. It is not considered that the proposed extensions will not have a significant, detrimental impact upon the character of the area or upon the amenity of adjoining occupiers.

### **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) Notwithstanding the details already submitted, 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 H2.2 of the Unitary Development Plan for the City of Manchester.

3) 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: M0807/1026/One, M0807/1026/Two, M0B07/1026/6 and M0807/1026/8, stamped as received on 22nd September 2008

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

### **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: 087749/FH/2008/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:

Chorltonville Owners Committee  
Chorlton Civic Society  
4 Belwood Road, Manchester, M21 8BS  
5 Belwood Road, Manchester, M21 8BS  
6 Belwood Road, Manchester, M21 8BS  
68 Claude Road, Manchester, M21 8DF  
63 Claude Road, Manchester, M21 8DE  
2 South Drive, Manchester, M21 8DX  
64 Claude Road, Manchester, M21 8DF

Representations were received from the following third parties:

Mr \_ Mrs Wright, 55 South Drive, Chorlton, Manchester, M21 8DZ  
Sarah Hughes, 70 Claude Road, Chorltonville, Manchester, M21 8DF  
Personal details withheld at the request of individual  
Mr & Mrs Cullen, 63 Claude Road, Chorltonville, Chorlton  
Ian Violet, 60 Brookburn Road, Chorlton, Manchester, M21 8FE  
Derrick Latchford, 72 Claude Road, Chorltonville, Manchester  
Derrick Latchford, 72 Claude Road, Chorltonville, Manchester  
68 Claude Road, Manchester, M21 8DF

Relevant Contact Officer : Steven McCoombe  
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Email : s.mccoombe@manchester.gov.uk