
Application Number	Date of Appln	Committee Date	Ward
091915/FH/2009/N1	14th Dec 2009	11th Feb 2010	Higher Blackley Ward

Proposal Single storey rear extension to form additional living accommodation

Location Oakdene, Middleton Road, Crumpsall, Manchester, M8 4NB,

Applicant Mrs Linda Priest , Oakdene, Middleton Road, Manchester, M8 4NB,

Agent Mr Kevin Foey, 7 Oakdene Close, Greenfield, Oldham, OL3 7JB

Description

This application relates to a semi -detached house situated on the east side of Middleton Road, opposite the entrance to Heaton Park where the tramline terminates. Bowker Vale Primary School is situated to the south of the property with school playing fields to the rear of the house.

The house has a flat roof single storey lounge and kitchen extension at the back of the house. There is also a detached garage in the rear garden that was approved under ref 055718/FH/NORTH1/N1 in January 1999.

The proposal is to demolish the existing kitchen and to build a larger kitchen that will extend 3.65m to the rear. As a result it will project approximately one metre beyond the lounge extension. The kitchen will also be widened by approximately 1.5 metres to tie in with the gable end of the house.

This application is placed before Members of the Planning and Highways Committee as the applicant is a relation of a Member of the City Council.

Consultations

Local Residents No objections

Issues

Unitary Development Plan - The relevant policies are DC1 and DC2.

Policies DC1 and DC2 sets down the criteria to be considered in determining application for residential extensions.

Regional Spatial Strategy - The RSS was adopted as part of the Development Plan for the City of Manchester in September 2008. The relevant policies are:

DP1 Which sets down the Spatial principles that underpin the RSS

DP2 Which seeks to promote sustainable communities

DP4 Which looks to make the best use of existing resources and infrastructure

Design

It is a modest sized extension and meets the City Council's guidelines of 3.65m for a rearward extension. Whilst a flat roof is proposed

it is not be particularly visible from the highway. A condition requiring all external facing material to match existing is recommended

Residential Amenity.

The new window will overlook the rear garden of the house and will not result in any overlooking of neighbouring properties.

Parking

There is an existing detached garage within the curtilage of the property which is to be retained. Parking is also available in the front drive, thus, current parking arrangements will remain unaltered as a result of the extension.

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 the development plan in particular policy DC1.1 and, DC1.2 of the City Council's Unitary Development Plan 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) 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: drawing 1 of 6, 4 of 6 and 5 of 6 stamped as received on 4 December 2009

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

3) All external facing materials to be used shall match the existing in both colour, size and texture.

Reason

In the interests of visual amenity pursuant to policy 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: 091915/FH/2009/N1 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:

Heaton Park Lodge, Middleton Road, Manchester, M8 4LZ
Oakdene, Middleton Road, Manchester, M8 4NB
Norwood, Middleton Road, Manchester, M8 4NB
Bowker Vale Primary School, Middleton Road, Manchester, M8 4NB

Representations were received from the following third parties:

Relevant Contact Officer : David Hughes
Telephone number : 0161 234 4636
Email : d.hughes3@manchester.gov.uk