

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133068/FH/2022

Date registered valid: 28 February 2022

Proposal: Erection of a part single, part two storey side and two storey rear extension to provide additional living accommodation including elevational alterations

Address: 7 Chapel Road, Manchester, M22 4JN

Ward(s): Northenden Ward

Applicant: Mr and Mrs Ryan and Roisin Cunnison, 7 Chapel Road, Manchester, M22 4JN

Agent (if any): Mr Bruce Robinson, Pride Road North Cheshire Ltd, 26 Springfield Road, Manchester, SK8 4PE

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05 April 2022

Standard consultations:

Printed: 3 March 2022 Expired: 24 March 2022

Neighbour notifications

Printed: 3 March 2022 Expired: 24 March 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to an end two storey mews property, that is predominantly red brick with decorative details around the windows, a slate gable end roof and both a ground and first floor bay window. At the rear is a garden area which includes a two storey outrigger. At the side is a driveway with enough space for one vehicle and also provides access to the rear garden.



Photograph 1 Application Site as viewed from Chapel Road, Source: Officer's site photographs 05.04.2022

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is located on the edge Northenden District Centre, where the surrounding streets are principally an area of housing it is a within a short walking distance of centre of the district centre which is focused along Palatine Road and Church Road which includes shops, public houses and a church.

Description of development

The applicant is seeking planning permission to erect a part single, part two storey side and two storey rear extension to provide additional living accommodation including elevational alterations

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

High Speed Two (HS2) Limited – Confirmed that this application is within sub surface safeguarding for Phase 2b of HS2.

However, HS2 Ltd have reviewed the plans associated with the submission, they consider that the proposal will not impact HS2 works in that location, therefore HS2 Ltd would have no objection to the proposed development.

Issues

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History Summary – There have been no previous planning applications at this site.

The Principle – Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

Further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The applicant seeks to extend the property at the side and rear of the property. At the rear the extension would have a rearward projection of 3.40metres, a gable end roof with a maximum ridge height of 8.08 metres and an eaves height of 5.93 metres. This extension would be subservient to the original dwellinghouse as the proposal would adjoin the existing rear outrigger, projecting no further rearward than the existing outrigger.

At the side the two storey side extension would have a height 6.7 metres would be seen from Chapel Road, the single storey extension would have a height of 3.96 metres of the proposed first floor therefore would give the appearance of subservient additions to the property from the side and front of the property.

The orientation of the extension in relation to its neighbours, the hipped roof at the side and rearward projections would ensure that there will be no overbearing impacts on the neighbours. In terms of overshadowing as the property is located to the south of No. 7a Chapel Road (photograph 2) there will be some shadowing impact as the building footprint will be brought closer to the shared boundary. However, the windows appear to be secondary windows (Upper floor windows are obscurely glazed) or windows to non-habitable rooms. It should be noted that there is a single window close to the shared boundary with the application site, it is unclear if this is a habitable room, and therefore some weight has been attached to this. If it is a habitable room the development is going to have an impact in terms of overshadowing but as the window is facing south east it would not completely remove all of the light from the window.

The extension would also be set away from the shared boundary of No.7a Chapel Road by a maximum of 1.12 metres. This maintains access for both the side and rear of No. 7 and No. 9 Chapel Road.



Photograph 2 Rear of both 7 Chapel Road (left hand side) and 7a Chapel Road (right hand side).

Saved policy DC1.4 of the UDP specifically seeks to resist proposal that result in the actual or potential for terracing. On balance it is considered that the proposed development would not, harm the street scene as a result of terracing due the design of the proposal, which includes a lower roof height, the setback from the front elevation and a gap to the shared boundary and thus would still allow for it to be shared with the neighbour.

The extension has been designed to complement the existing dwellinghouse with materials shown to be matching brickwork and tiles. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

There are other examples (albeit limited due to the house types) of similar development (either extension of the rear outrigger and/or side extension) within the street scene and therefore this development would not be out of character with development in the area.

Therefore the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Car Parking – Car Parking would be unaffected by the proposal.

Refuse Storage – The gap at the side of the dwellinghouse would allow for bins to be stored at the rear of both No.7 and No. 9 Chapel Road.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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 a right to a fair hearing and to this end the local planning authority 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 policies of the Unitary Development Plan, the Director 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 recommendation given is proportionate to the wider benefits of 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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Drawings No.10, No.11 and No.16 received by the City Council as Local Planning Authority, on the 18.02.2022

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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

Drawings No. 11 stamped as received by the City Council as Local Planning Authority on the 18.02.2022

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 policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Northenden Civic Society
Northenden Neighbourhood Forum

14 Chapel Road, Manchester, M22 4JW
7A Chapel Road, Manchester, M22 4JN
First Floor Rear, 18 Kingsley Road, Manchester, M22 4NL
Unit 5, 18 Kingsley Road, Manchester, M22 4NL
Unit 4, 18 Kingsley Road, Manchester, M22 4NL
Unit 3, 18 Kingsley Road, Manchester, M22 4NL
Unit 2, 18 Kingsley Road, Manchester, M22 4NL
Unit 1, 18 Kingsley Road, Manchester, M22 4NL
Storage Unit 5, 18 Kingsley Road, Manchester, M22 4NL
Storage Unit 4, 18 Kingsley Road, Manchester, M22 4NL
Storage Unit 3, 18 Kingsley Road, Manchester, M22 4NL
Storage Unit 2, 18 Kingsley Road, Manchester, M22 4NL
Storage Unit 1, 18 Kingsley Road, Manchester, M22 4NL
18 Kingsley Road, Manchester, M22 4NL
12 Chapel Road, Manchester, M22 4JW
9 Chapel Road, Manchester, M22 4JN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: SOUTH