

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133247/FH/2022

**Date registered valid:** 17 March 2022

**Proposal:** Erection of part single, part two storey extension to the rear, two storey side extension and front porch

**Address:** 1 Dinorwic Close, Manchester, M8 4FT

**Ward(s):** Crumpsall Ward

**Applicant:** Mr Jawad Amin 1 Dinorwic Close, Manchester, M8 4FT

**Agent (if any):** Mr Sohail Musa SMS Architecture 59 Croston Street, Bolton, BL3 4BB

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Refuse

**Date of recommendation:** 11 May 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 21 April 2022

### **Standard consultations:**

Printed: 6 April 2022      Expired: 27 April 2022

### **Neighbour notifications**

Printed: 25 March 2022      Expired: 15 April 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**

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

## **Description of area**

The application site relates to 1 Dinorwic Close within the Crumpsall ward of north Manchester. The property is a two storey, semi-detached, red brick property, with an existing front porch within the front elevation. The front of the property benefits from a small, grassed area and a driveway which extends down the side of the property. The rear of the property benefits from further amenity space in the form of a garden. The top of the garden sits at an elevated position in comparison to the bottom of the garden, with a shed located close to the rear boundary line.

## **Description of development**

The submitted application seeks planning permission for the erection of part single, part two storey extension to the rear, two storey side extension and front porch.

The part single storey rear extension would have approximate dimensions of Height: 3.38 x Length: 3 metres (to the boundary) which after 1.9 metres from the shared boundary extends to 4 metres x Width: 4.1 metres. The part two storey rear extension would have approximate dimensions of Height: 4.49 (to the eaves) / 6.53 (to the highest point) x Length: 4 x Width: 4.1 metres, and would be sited 1.9 metres from the shared boundary. The side extension at ground floor would have approximate dimensions of Length: 7.04 x Width: 2.68 and at first floor level Length: 6.32 x Width: 2.68 metres. The side extension would have no set back and the roof

height would be the same as the host property, with a height of 7.74 at the highest point. The front porch would have approximate dimensions of Height: 2.45 (to the eaves)/ 3.47 (to the highest point) x Length: 1 x Width: 3.33 metres.

The proposal would create a study, bathroom, and utility within the ground floor of the side extension, a kitchen/dining room within the rear extension at the ground floor, a 4<sup>th</sup> bedroom and en-suite within the side extension at first floor and a 3<sup>rd</sup> bedroom within the rear extension at first floor level.

The proposal would involve the insertion of a new door and windows either side of the door and 1 window within the side elevation of the front porch. The side extension would involve the insertion of 2 windows to the front, 1 window to the side and 2 windows to the rear. Within the rear elevation, the proposal would include the insertion of 2 windows and a door.

Materials to be used would match the existing.

#### *Planning history*

No planning history exists for this property.

### **Consultations & Notification Responses**

#### *Local residents*

Local residents were consulted and two responses were received.

One response did not discuss any planning concerns and was neutral in supporting the application.

The other response raised concerns over the changed appearance of the front of the property and how the rear extension could create overlooking and privacy implications for the rear garden of no.3 Dinorwic Close.

#### *Environmental Health*

Regarding the above application, Environmental Health advised the following condition:

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

### **Issues**

#### **POLICY**

##### *The National Planning Policy Framework (July 2021)*

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

*The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.*

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

### *Unitary Development Plan Saved Policies*

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy.

Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

*Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.*

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

## ISSUES

### *Principle of development*

The submitted development application is for the erection of part single, part two storey extension to the rear, two storey side extension and front porch. The principle of the proposal is unacceptable as it would create adverse visual implications for the neighbouring property no.3 Dinorwic Close and would not be considered subservient in its design of the side extension. Amended drawings were requested by the agent but were not received.

### *Visual/ Residential Amenity*

The part single storey extension would be sited on the shared boundary with no.3 Dinorwic Close. The part two storey aspect of the rear extension within the proposal would create an overbearing feature for the neighbouring property. Although the part single storey extension would have an acceptable rearward projection of 3 metres along the shared boundary, the 4 metre rearward projection would create an overly dominant feature at the rear of the property which would exceed the 3.65 metres prescribed in saved policy DC1 of the UDP. This would result in an overbearing and overshadowing impact on the neighbouring property.

### *Design and Appearance*

The 2 storey side extension element of the proposal is not considered to be subservient to the existing property. The side extension would not have a set back at first floor level, which is specified under Policy DC1.4 of the UDP and the roof of the side extension is the same height of the host property, which, to offer subserviency should be lowered. As such, this element of the extension does not comply with Policy DC1 of the UDP and is considered unacceptable.

The rear element as discussed above, would create an overbearing feature for no.3 Dinorwic Close. As such, in its design it is considered too bulky for its setting and therefore does not comply with Policy DC1.3 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:** Refuse

### **Article 35 Declaration**

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner.

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

- 1) The erection of part single, part two storey extension to the rear and two storey side extension would, by virtue of its siting, scale and appearance, create an over dominant and incongruous feature which is out of character with, and fail to contribute positively to, the local area and would fail to be subservient to the existing dwellinghouse. The proposal would result in an unduly harmful impact on the visual and residential amenity of the local area which is contrary to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD and the National Planning Policy Framework.



## **Appendix 1 – List of consultees & neighbours notified**

Environmental Health

3 Dinorwic Close, Manchester, M8 4FT  
36 Chudleigh Road, Manchester, M8 4PG  
34 Chudleigh Road, Manchester, M8 4PG  
7 Dinorwic Close, Manchester, M8 4FT  
43 Chudleigh Road, Manchester, M8 4PW  
2 Dinorwic Close, Manchester, M8 4FT  
5 Dinorwic Close, Manchester, M8 4FT  
38 Chudleigh Road, Manchester, M8 4PG  
32 Chudleigh Road, Manchester, M8 4PG  
45 Chudleigh Road, Manchester, M8 4PR

## **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 - Not Affected  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Historic Landfill Site 250m Buffer -  
Area Team Boundary - Name: NORTH1