

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132814/FH/2022

Date registered valid: 31 January 2022

Proposal: Erection of a 2-storey side extension, part single/ part 2-storey rear extension, together with the erection of a front porch and elevational alterations including the rendering of the property

Address: 5 Netherwood Road, Manchester, M22 4BP

Ward(s): Northenden Ward

Applicant: Mr Zafar Anwar, 5 Netherwood Road, Manchester, M22 4BP

Agent (if any): Robert Dye, Robert Dye Architects, 4 Ella Mews, Cressy Road, London, NW3 2NH

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

Recommendation: Approve

Date of recommendation: 15 March 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 February 2022 and 08 March 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 February 2022 Expired: 1 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



Photograph 1 Application site as viewed from Netherwood Road.

The application site relates to post war two storey detached dwelling house with both front and rear gardens. The property features red facing brickwork, timber decorative cladding to the garage front and gable roof and clay riling to the roof.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The surrounding area is residential in nature comprising of detached and semi-detached two storey dwelling houses, many of which have been extend or altered over time. The area is to the south of Northenden district centre which provides many local amenities and facilities.

Description of development

The applicant is seeking planning permission to erect a 2-storey side extension, part single/ part 2-storey rear extension, together with the erection of a front porch and elevational alterations including the rendering of the property

Consultations & Notification Responses

Local residents/public opinion – One representation was received objecting to the proposal, the concerns raised are as follows, the proposal will overlook neighbouring garden thereby reducing the value of their property. They also consider that the property has been overdeveloped.

Issues

Local Policy

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 – The site has had two previous planning applications, a summary of the applications is provided below.

Application Details	Description
122706/FH/2019 Recv: 15.02.2019 Application Approved - 20.05.2019	Erection of a two storey side and part single part two storey rear extensions, to form additional living accommodation, together with elevational alterations to front.
130326/FH/2021 Recv: 07.05.2021 Application Withdrawn - 22.10.2021	Erection of a two storey side and rear extension together with elevational alterations and installation of rear dormer to form additional living accommodation

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.

The principle of extending the property has been established under the previous approved planning application 122706/FH/2019, however as before matters that will require consideration, in order to assess the acceptability of any proposal are siting, scale and massing, design and appearance.

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

Residential and Visual Amenity – The submitted documentation states that the applicant wishes to renovate and extended the property to fit their changing household needs. This will include provisions to adapt the home to create an accessible and functional home.

There are some similarities between the previous approved application and those proposed in the current application, these will be described below.

At ground floor the proposed extension has a rearward projection of 4.35 metres, which if approved would be a reduction of 0.75 metres on the previous approval and at first floor which would have a greater impact on the neighbouring properties the rearward projection has also been reduced to 3.12 metres from 3.9 metres. Whilst both measurements exceed saved UDP policy DC1 guidance, the impacts from overshadowing and being overbearing are however, mitigated as the rear extensions would have flat roofs which as with the previous application reduces the overall bulk and mass of the property. Furthermore, the first floor rear extension would not extend across the whole width of the rear of the property with half projecting beyond the 'outside' wall of the semi and thus forms part of the side extension. As with the previous application the side extension is proposed to be built close to the shared boundary with no.7 Netherwood Road, which has previously been extended with a single storey side near to the

shared boundary and a single storey rear extension (Both can be seen on photograph 2). The habitable rooms on the ground and first floor face east with the proposed extension located to the north and thus would not overshadow those rooms.

Concerns have been raised in the form of an objection where concerns of overdevelopment and overlooking have been raised. As the property has not been extended previously and that the current proposal is similar in proportion to the previous approval it is not considered that the development would result in an overdevelopment of the site should it be approved.

In terms of overlooking whilst it is noted that there are changes to the windows, the rear face eastwards and no side windows are proposed. The rear garden is approximately greater than 21 metres in length with the gardens to the rear being of similar size. Given the distances to the properties at the rear there are no concerns with overlooking. The flat roof area is shown as a green roof and therefore would not be used as a balcony a condition will ensure that this area is only accessed for maintenance.



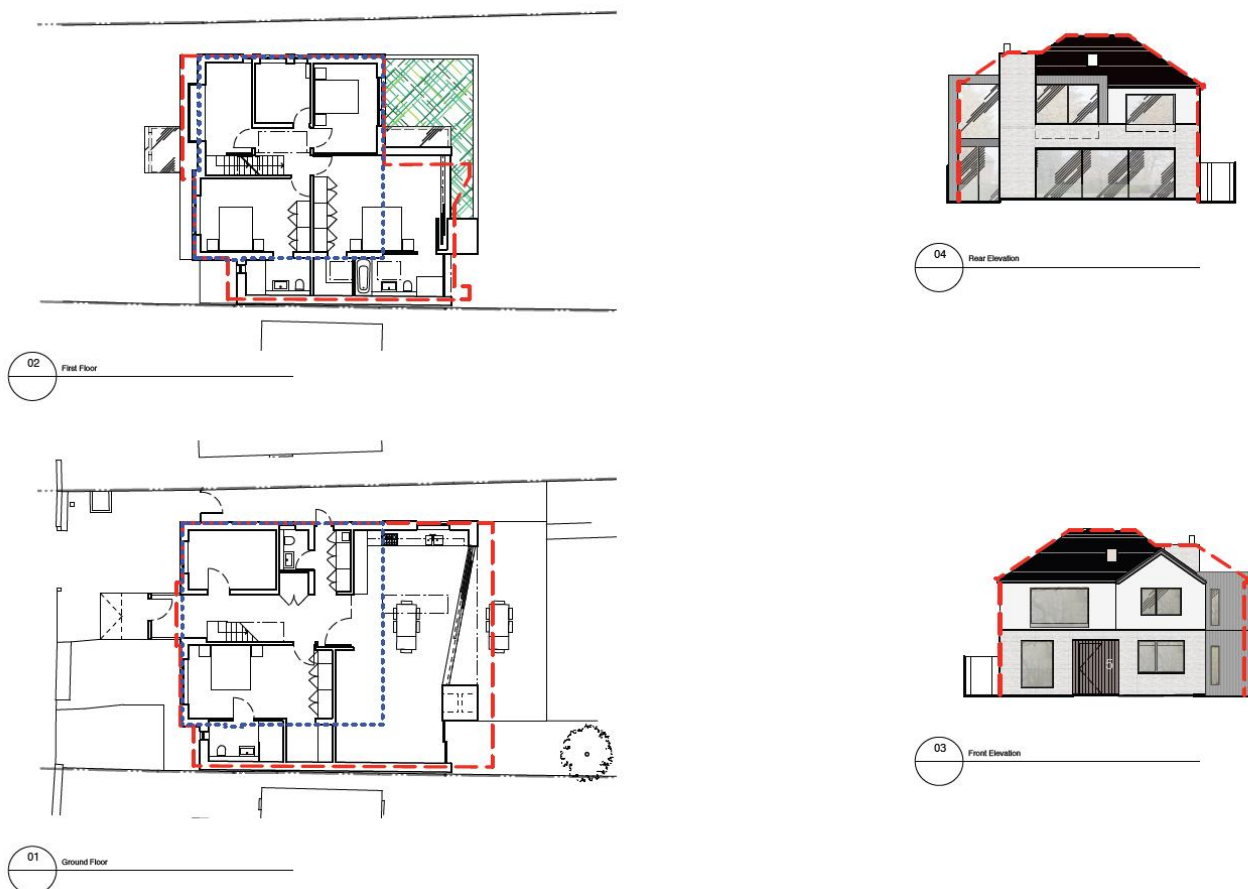
Photograph 2 Rear of 7 Netherwood Road

The applicant has chosen a contemporary design and materials to compliment the existing dwelling house, in addition this provides the applicant with an opportunity to improve both the thermal and energy performances of the dwelling house. Drawing 1 shows the similarities between the approved proposal outlined in red and the current proposal design, it should be noted that the proposal is broadly the same.

The proposal would again have a positive impact upon the street scene and would contribute to vitality of the street. This approach is encouraged by the Council's Residential Quality Guidance (RQDG) documents as well as saved UDP policy DC1, where the RQDG states that:

“New development should investigate and reference its historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place” (page 43), whilst saved UDP policy DC1 guides that development is *“not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details”*.

Final details of materials will be controlled by condition to ensure the quality of the final finish, however officers had sought further information regarding the grey slate cladding to which the agent provided examples of where this material has been used before. Officers were shown examples of other residential extensions built that are similar to the proposal.



Drawing 1 Comparison between the current proposal, overlaid with the existing house (blue dotted line) and the extension approved under application reference 122706/FH/2019 (red dotted line).

Car Parking – Car Parking would be unaffected by the proposal as the driveway would still leave space for one vehicle to be stored off road. Furthermore, there are no restrictions on the public highway.

Refuse Storage – Bins are still capable of being stored at the side and rear of the property.

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, clarification was sought regarding the design and the choice of materials and 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:

Proposed Location Plan PA 000
Proposed Ground Floor Plan PA 001
Proposed First Floor Plan PA 002
Proposed Roof Plan PA 003
Proposed Front Elevation PA 201
Proposed South Elevation PA 202
Proposed Rear Elevation PA 203
Proposed North Elevation PA 204

Design and Access Statement

All drawings and document received by the City Council on the 31.01.2022.

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:

Proposed Front Elevation PA 201
Proposed South Elevation PA 202
Proposed Rear Elevation PA 203
Proposed North Elevation PA 204

All drawings and document received by the City Council on the 31.01.2022.

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.

4) The green roof, as indicated on drawing Proposed First Floor Plan PA 002 received by the City Council, on the 31.01.2022 shall only be accessed for the maintenance and upkeep of the green roof and shall not be used as a roof terrace or balcony area.

Reason - To protect the amenity of the surrounding residential properties from overlooking pursuant to policy DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

4 Netherwood Road, Manchester, M22 4BQ
7 Netherwood Road, Manchester, M22 4BP
1 Bartley Road, Manchester, M22 4BG
6 Netherwood Road, Manchester, M22 4BQ
3 Netherwood Road, Manchester, M22 4BP
78 Shawdene Road, Manchester, M22 4AH
76 Shawdene Road, Manchester, M22 4AH

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 45M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH