

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129668/FH/2021

Date registered valid: 10 May 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation and retrospective permission for the erection of a single storey outbuilding

Address: 9 Wilton Road, Manchester, M8 4NG

Ward(s): Crumpsall Ward

Applicant: Mr Sunmeet Singh C/o Agent

Agent (if any): Mr Talat Zeria HSH Engineering Design Service 428 Cheetham Hill Road, Manchester, M8 9LE

Case officer: Janet Lawless
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Recommendation: Approve

Date of recommendation: 14.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23.06.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 September 2021

Expired: 16 September 2021

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 property that is the subject of this householder planning application is a 2 storey painted brick and stone slip semi-detached property. It is identified as 9 Wilton Road and is located in the Crumpsall ward of North Manchester. The front garden is block-paved and the pedestrian and vehicular access is taken through electronic sliding gates on the frontage of Wilton Road. The rear garden comprises of the same block paving and some grassed areas. There is a single storey extension on the rear that leads onto a decked area, and at the bottom of the garden a single storey free standing unit which is currently used for storage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature and benefits from its proximity to Middleton Road and Crumpsall Metrolink station and a mix of shops and food outlets.

Description of development

The proposal under consideration is for the erection of a single storey rear extension together with retrospective consent for the free standing unit to the bottom of the garden. The single storey rear extension would require the removal of the decked area and the erection of a single storey rear extension that leads off the living room and kitchen area. The proposed extension would measure 3 metres which when added to the existing single storey extension gives an overall rearward projection of 5.34 metres. The additional accommodation created would be in the form of a family room.

There is a gap of 5.8 metres from the proposed rear to the free standing storage room at the bottom of the garden.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

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.

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).

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

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.

Principle

The principle of extending a residential property in an established residential area is considered acceptable, many people prefer to alter and extend their homes rather than move, in order to meet the changing household needs. The additional accommodation created comprises of storage space within the retrospective single storey free standing garden room, and a family room in the single storey rear extension. Whilst the proposals are acceptable in principle, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Residential/visual amenity

The retrospective free- standing unit has been constructed at the very bottom of the garden it is of brick construction with a flat roof. It has 2 Upvc windows and a set of patio doors within the front elevation which look back over the applicants' own garden. It is currently being used for storage purposes. There are no windows along the common boundary with number 11 Wilton Road, with one window in the side elevation along the boundary with number 7 Wilton Road, however, this is located behind established planting and a fence. Given the gradient of the rear garden, and the position of the unit within the garden the boundary treatment acts as a screen between the unit and the neighbouring properties, as does number 9 Wilton Road itself. There is not considered to be any privacy implications for adjoining residents. It is not considered that the proposal would have a detrimental impact upon the level of residential amenity currently enjoyed by the neighbouring properties.

The proposed single storey rear extension would extend beyond the rear of the property by an additional 3 metres giving an overall projection of 5.24 metres when measured together with the existing single storey extension. It would run along the common boundary with number 11 Wilton Road but would go no closer side-wards to number 7 Wilton Road than the existing property. The windows in the rear elevation would look out over the applicants' own garden. Due to the extension being single storey and the single storey extension of number 7 Wilton Road being on the common boundary, there would be no issues with the extension overshadowing the neighbour's garden. There is also a free -standing unit within the garden of number 11 Wilton Road that runs the length of its garden.

Design and Appearance

The extension will replace the area now occupied by the timber decking. It would have a window and a set of patio doors in the rear elevation, there would be no windows in either side against the common boundaries. Additional natural lighting would be provided by 2 glass lanterns set within the flat roof. The materials on the retrospective free -standing unit and the proposed single storey extension are brick and tile to match the existing property. The stone slip that currently forms an exterior wall will now become an internal feature wall. Therefore, the proposal has been designed to be in keeping with the character of the existing house. It would therefore not adversely affect the appearance of the existing dwelling, the extensions would not be readily viewed from within the street and would have no impact upon the character of the area.

Whilst the cumulative impact of the single storey rear extensions would be greater than the recommended 3.65m in Saved UDP Policy DC1, it is still less than that permitted under the larger home extension route, this being up to 6 metres for a semi-detached property. The design size and siting of the proposed extension and retrospective free standing unit are common features on many properties within the area and are considered acceptable

The proposals therefore, are not considered to have any adverse impacts upon the amenities of the occupiers of neighbouring properties.

Car parking

In curtilage car parking is provided at the property and would be unaffected by the proposal.

Bin storage

The proposal will have no impact on bin storage provision.

Conclusion

Overall, the proposed development retains an adequate garden area and does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local 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 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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in accordance with both local and national policies, and appropriate conditions have been attached.

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:

04 Rev B- Site Plan and Elevations viewed from 7 Wilton Road received 8th September 2021

06 Rev A- Proposed Floor Plans and Elevations viewed from 11 Wilton Road received 8th September 2021

07 Rev A- Site Plan and Elevations Showing Outbuilding received 8th September 2021

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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) The detached outbuilding hereby approved shall only be used as ancillary accommodation in connection with the existing residential property at 9 Wilton Road and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Lovell Court, Middleton Road, Manchester, M8 4LB

7 Wilton Road, Crumpsall, Manchester, M8 4NG

Flat 9, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 7, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 4, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 2, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 16, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 13, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 11, Lovell Court, Middleton Road, Manchester, M8 4LB

11 Wilton Road, Crumpsall, Manchester, M8 4NG

Flat 8, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 6, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 5, Lovell Court, Middleton Road, Manchester, M8 4LB

Flat 3, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 18, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 17, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 15, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 14, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 12, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 10, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 1, Lovell Court, Middleton Road, Manchester, M8 4LB

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
Area Team Boundary - Name: NORTH1