

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132874/FH/2022

Date registered valid: 9 February 2022

Proposal: Erection of a single-storey side extension incorporating a dormer roof extension and rooflight to the front roof elevation

Address: 2 Makkah Close, Manchester, M40 2SW

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Jamil 2 Makkah Close, Manchester, M40 2SW

Agent (if any): Mr Mohamed Ahmed M1 Architecture Ltd 7 Margate Avenue,
Manchester, M40 2TW

Case officer: Katie
Tel: 0161 234 Raw
Email: katie.raw@manchester.gov.uk 4164

Recommendation: Approve

Date of recommendation: 11 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 February 2022

Standard consultations:

Printed: 14 February 2022 Expired: 7 March 2022

Neighbour notifications

Printed: 14 February 2022 Expired: 7 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site relates to 2 Makkah Close within the ward of Miles Platting and Newton Heath in north Manchester. It is a 2 storey, quasi semi-detached, red brick property. The property benefits from a double driveway at the front of the property, amenity space to the side and further amenity space to the rear in the form of a garden. The rear of no.87 and 89 Ten Acres Lane have direct views into the side of the applicant property.

Description of development

The submitted application seeks planning permission for the erection of a single storey side extension incorporating a dormer roof extension and rooflight to the front roof elevation. The single storey side extension would have approximate dimensions of Height: 5.2 (at the highest point) x Length: 8.86 x Width: 2.51 metres, whilst the rear dormer attached to the side extension would have approximate dimensions of (at the largest point) Height: 1.48 x Length: 2.46 x Width: 2.16 metres.

The proposal would create a W/C, store and enlarged open plan kitchen dining room within the side extension and a 4th bedroom within the dormer conversion within the side extension. The proposal would involve the insertion of a garage door and velux skylight within the front elevation of the side extension and a window within the rear dormer.

Materials to be used include roof tiles and uPVC windows to match existing, a new external shutter door, a velux skylight and the facing material is listed as red colour render.

Following concerns from the initial site visit, the proposal has altered. The original proposal sought planning permission for the erection of a single-storey side extension incorporating a dormer roof extension and a dormer extension to existing rear roof including a juliet balcony and velux windows to the front roof elevation. The dormer in the host property was removed and the dormer within the side extension was significantly reduced to satisfy concerns.

Planning history

130524/FH/2021- Erection of a single storey side extension to create an additional living accommodation.

Approved 26 July 2021.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted but had no comments to make.

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 application seeks planning permission for the erection of a single-storey side extension incorporating a dormer roof extension and rooflight to the front roof elevation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families. However, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/Residential Amenity

The side extension would be sited against an alleyway offering access to those properties along Ten Acres Lane (no.87 and no.89). The side extension would be sited 1.8 metres from the no.87 and no.89's rear boundary line and extensive outriggers. Due to the positioning of the applicant property and those on Ten Acres Lane, there is a direct view from the rear of the neighbouring properties into the side amenity space where the side extension would be erected. However, as the extension is only single storey, it would not create an overbearing feature of additional built form to the neighbouring properties. The proposal should not create any significant impacts in terms of loss of light or overshadowing. The dormer within the side extension is considered a small structure, as such it is considered to be an acceptable addition to the roof of the property. The dormer is not considered to be a detrimental and overpowering feature to the properties along Ten Acres Lane and would not be visible from the streetscene.

No windows are to be inserted in the side elevation of the property facing those rear gardens of Ten Acres Lane and so would not create any privacy or overlooking impacts. The view from the dormer would be directed to the rear garden and the Ten Acres Sports Complex which is located to the rear of the property, as opposed to any residential properties, including those on Ten Acres Lane. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The skylight within the front roof plane would be considered acceptable and would not give rise to any adverse visual/ residential amenity impacts.

Design and Appearance

Whilst some of the proposed materials match the host property, the facing material is listed as red colour render. The red render is considered out of character with the facing brick material used within Makkah Close and does not comply with Policy DC1.2 part d of the UDP. As such, a materials condition for any approval would specify that all external materials must match the existing. The condition placed on any approval granted and the reasoning behind the use of the condition has been discussed with the agent via email.

The side extension is not considered excessively bulky, pursuant to Policy DC1.2, and it is not considered that the extension would result in a detrimental impact upon the property itself. The design of the extension as a store with a shutter door is typical of other garage like structures found in the immediate area and would not harm the character of the area within which it is located.

The proposed dormer would be sited and designed to ensure that it is subservient to the original dwellinghouse and the proposed extension and is not excessively large or bulky. This is pursuant to Policy DC1 within 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

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 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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 9 February 2022.
- Drawing- Proposed- Plans & Elevations- Drawing Pack, stamped as received by the City Council as Local Planning Authority on 29 April 2022.
- Drawing- Location Plan/Site Plan, numbered 01, stamped as received by the City Council as Local Planning Authority on 9 February 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the annotations indicated on drawings stamped as received by the City Council, as Local Planning Authority, on the 29 April 2022, the materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing i.e. bricks and roof tiles should be used to match the original house.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

89 Ten Acres Lane, Manchester, M40 2SP

87 Ten Acres Lane, Manchester, M40 2SP

85 Ten Acres Lane, Manchester, M40 2SP

Recro Sports Centre, Ten Acres Lane, Manchester, M40 2SP

1 Makkah Close, Manchester, M40 2SW

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