

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132662/FH/2022

Date registered valid: 17 January 2022

Proposal: Erection of a single storey front and side extension together with the installation of a rear roof dormer to form additional living accommodation

Address: 11 Stoneacre Road, Manchester, M22 1BP

Ward(s): Woodhouse Park Ward

Applicant: Mr Simon Dunn 11 Stoneacre Road, Manchester, M22 1BP

Agent (if any): Mr Mark Dempsey Bentley Planning & Project Management 1 Church Lane, Sale, M33 5QN

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14th January 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	7 March 2022
Standard consultations:	Printed: 20 January 2022 Expired: 10 February 2022
Neighbour notifications	Printed: 20 January 2022 Expired: 10 February 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 site comprises a two storey brick built semi-detached property in the Woodhouse Park area of Manchester. The property benefits from a front and rear garden and hardstanding driveway with access along the side. The property is bounded by a brick wall to the front and timber fencing to the rear. A small glazed addition is present on the side.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in character

Description of development

The applicant is seeking planning permission for the erection of a single storey front and side extension together with the installation of a rear roof dormer to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No objections have been received in respect of this application. Electricity Northwest – an informative has been attached for the applicants information.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

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 allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential Amenity

The applicant is seeking planning permission for the erection of a single storey front and side extension together with the installation of a rear roof dormer to form additional living accommodation

Side/ Front

The extension would project forward of the existing building line by 1.3m approximately wrapping around the property with a projection off the side wall of 3.8 metres approximately retaining a gap to the shared boundary with no. 13 Stoneacre Road. The extension would extend along the side wall by 6.0m reducing to a width of 2.8m towards the rear and ending in line with the rear wall. The roof would be a mono pitched sloping roof with the inclusion of a roof light on the rear. A window and double doors are proposed on the front with a door on the side. No windows are proposed on the rear.

It is considered that given the retained gap together with the fact that the extension is single storey, it is not anticipated that there would be any significant overshadowing or loss of light to the adjacent property no. 13.

The extension would be visible from the public highway and therefore would feature within the street scene. The character of the area has been retained and is in keeping with the existing and other houses in the area and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

Roof

The proposal includes the installation of a rear dormer window. The City Council considers the change to the roof design as acceptable especially given that the ridge height is no higher than the existing and the sides are set in from the end of the roof. This is considered to be an acceptable addition to the roof of the property and is therefore considered would not provide a detrimental outlook on the adjoining properties or the surrounding area.

On balance, the extension and rear dormer is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

The proposal would be proportional to this dwellinghouse and although projects beyond the principal elevation, is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

Scale and Mass

Although the extension would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The appearance is acceptable and its impact upon visual amenity is considered negligible. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house. The size and footprint of the proposed extensions are not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the scale and mass of the proposed extension is satisfactory and is therefore considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching bricks and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of

the existing property/plot and respect the relationship with the neighbouring property at the front and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Disabled access

Not applicable

Bins

Bins storage is not affected by this proposal as space is retained along the side of the property and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

Overall, the proposal complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan. It is not considered that the introduction of a side/front extension and rear dormer would provide visual harm to the adjacent or surrounding properties in the area. In addition, no comments or objections have been received from local residents notified of this application.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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:

Received on 17th January 2022 numbered 002 Rev A Proposed Plans and Elevations

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 hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1) The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets.

Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 - Avoiding danger from underground services.

GS6 - Avoidance of danger from overhead electric lines.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.enwl.co.uk%2Four-services%2Fknow-before-you-dig&data=04%7C01%7Ctracie.simpson%40manchester.gov.uk%7C43b3f34f312f47d6591c08d9e644288a%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C637794002723468785%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTSil6lk1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=FqTxyhOnHl7gGg1maVBjQ9Bw3OrP3xDtrKVjPhOGfho%3D&reserved=0>

It is recommended that the applicant gives early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Appendix 1 – List of consultees & neighbours notified

Electricity Northwest

12 Stoneacre Road, Manchester, M22 1BP

Woodhouse Park Family Centre, 7 Stoneacre Road, Manchester, M22 1BP

9 Stoneacre Road, Manchester, M22 1BP

13 Stoneacre Road, Manchester, M22 1BP

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 15M

Area Team Boundary - Name: SOUTH