

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132828/FH/2022
Date registered valid: 8 February 2022
Proposal: Erection of first floor side extension and conversion of garage to provide additional living accommodation and installation of new front porch
Address: 13 Podsmead Road, Manchester, M22 1UZ
Ward(s): Woodhouse Park Ward
Applicant: Hawerda Ahmedi 13 Podsmead Road, Manchester, M22 1UZ
Agent (if any): Mrs Harriet Greenwood Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 30 March 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28.03.2022

Standard consultations:

No consultations have been printed and sent.

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

The application site is a 1950's semi-detached gable-ended dwelling house situated on the south side of Podsmead Road, east of Portway in the Woodhouse Park ward. The property sits on a bend in the road giving it a splayed relationship with No.11 to the north-west. It is orientated east-west with the front facing west.

There is an attached garage on the western gable end with a gravel driveway in front and lawned garden area extending across the front boundary.

The property is on a triangular plot which tapers at the end of the rear garden; the majority of garden is at the front of the property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within a residential area in the southern part of the Wythenshawe housing estate. There is an open green space facing the site with new housing beyond to the south-east and south-west. The M56 motorway is 250 metres to the west and Manchester Airport is 2.18Km to the south. Wythenshawe town centre is 640metres away to the north.

Description of development

Erection of first floor side extension and conversion of garage to provide additional living accommodation and installation of new front porch.

Consultations & Notification Responses

A total of 3no. neighbours were notified of the proposal. No comments were received.

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in July 2021 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres 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).

Policy 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 between properties 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 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 relationship between elements of the buildings involved.

As a guide, and without prejudice to the generality to this policy, the Council will normally permit house extensions which when built, will leave a minimum of 1.52 metres between the side wall and the common boundary, and which meet the common 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.

Principle

The application is for extensions to a residential property to provide additional living accommodation. The garage conversion provides a lounge, whilst the first floor provides an en-suite bedroom.

Saved UDP policy DC1 permits such extensions provided that the criteria of this policy are satisfied. Whilst the proposal is considered to be acceptable in principle, consideration must be given as to the impacts on residential and visual amenity, car parking and bin storage.

Residential Amenity

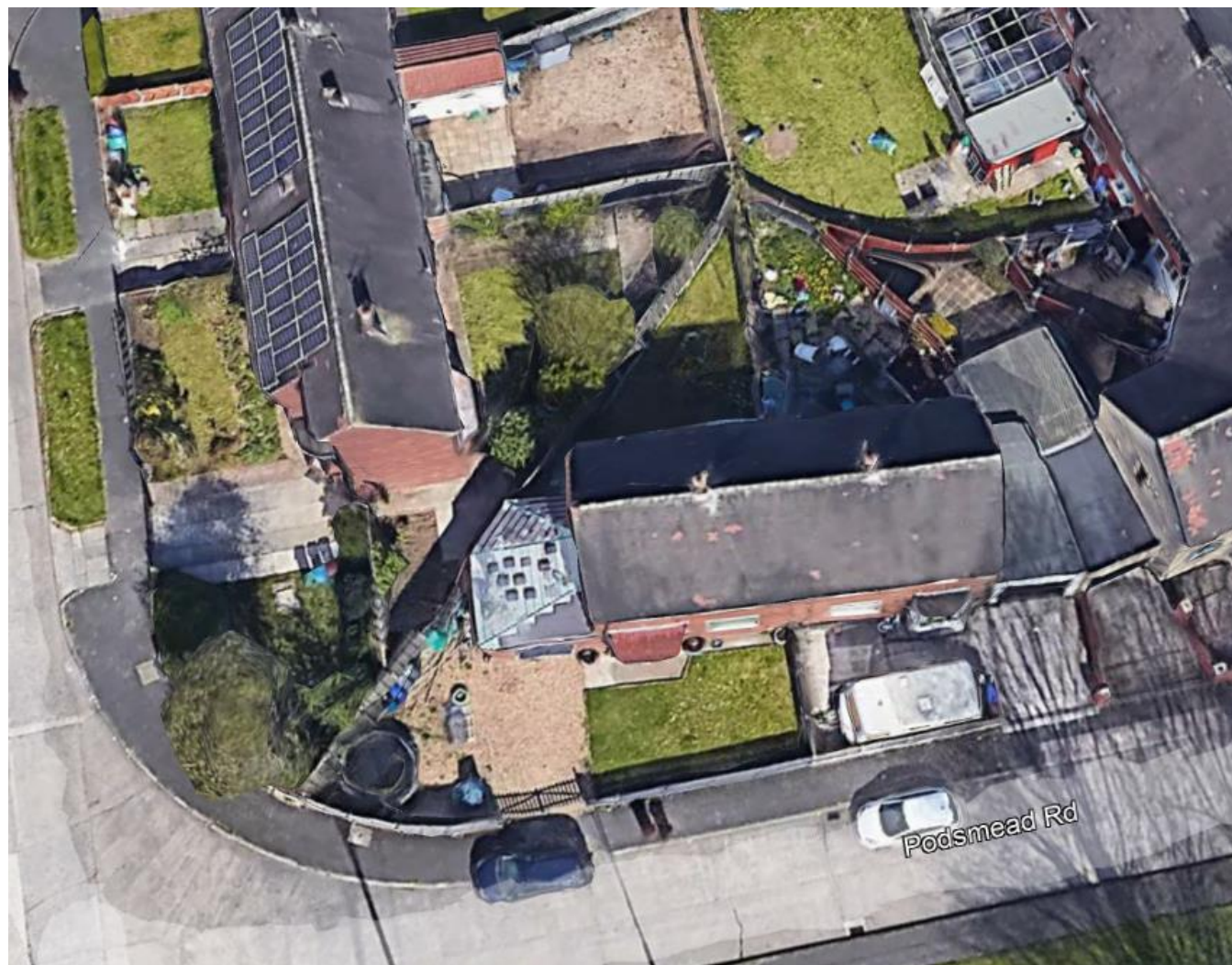
The application is considered to have an acceptable impact on residential amenity.

Overshadowing

The first-floor side extension would be sited over most of the garage which itself is set back 720mm off the rear elevation and will be set in 1.3 metres off the side wall of the garage. The gable of the first floor will therefore roughly align with the rear elevation of No.11 Podsmead Road which is west of and perpendicular to the site on account of the corner relationship.

From the current pattern of shading as seen on the Google Satellite imagery below, any approval of the proposal will give rise to some overshadowing in the morning over the rear and gable elevation of No.11. This property is orientated north-east at the rear where there is a

ground floor bay window with a bedroom window above. This shading will however move away in the afternoon from the rear elevation and towards the rear garden which is at most only



shaded over 1/3rd of its relatively large area. The impacts from overshadowing are therefore considered to be acceptable resulting in only a partial loss of light for part of the day.

Overbearing

The extension is 3.3 metres at its widest point; this narrows to 2.7 metres at the rear and extends on the shared boundary with No.11 for 735mm. As the majority of the built form is therefore offset from the splayed boundary which extends away from No.11, the occupiers of this property will not be subject to an excess of brickwork close to their garden boundary which could be perceived as overbearing. This will be further mitigated by the fact that the rear elevation of the garage is set in off the shared garden boundary which provides adequate separation between the relatively narrow extension at the rear and the garden boundary with No.11.

Overlooking

The only new windows proposed on the rear elevation are for bathroom / en-suite windows at ground and first floor. These are required to be obscurely glazed as set out in condition 4 below, in the interests of residential amenity.

Visual Amenity

The proposal will have an acceptable visual impact. It is sited in the most logical position to take advantage of the unused garage footprint to the side and is designed to appear subservient to the main dwelling, having a first floor set back of 660mm and set down roof ridge. The set back in this case is justified given it is sufficient with the set down roof to appear subservient, and being an end property, there is no terracing risk.

The extension is proportionate and appropriately scaled to the main dwelling being 3.3 metres wide against the 7.9 metre width of the original. The elevations are of a simple design with eaves and window header and cills lined through to enable the extension to assimilate well with the original. Materials are proposed to match those of the existing to the benefit of the character of the dwelling and street scene. Condition 3 below sets out this requirement.

Although the original roof profile is gable ended, the extended hipped roof is justified for the benefits of minimising light loss to No.11 and keeping any unnecessary bulkiness to a minimum. In terms of the character of the street scene, it is noted that the new housing 28 metres south-west and in view of the site have combined hipped and gable roofs on the same dwelling so there is precedent for the new roof profile in this setting.

There are no similar first floor side extensions locally for comparison, however, by setting in the extension off the splayed boundary, the extension maintains a sense of spaciousness as seen in the gaps between other groups of terraces fronting Podsmead Road and Portway. As this is the first extension of this house type locally, and as development at first floor does not extend the full width to the splayed boundary, it establishes an acceptable precedent that would not harm the character of the street scene if future proposals came forward with similar relationships between properties.

Garage conversion

Garage conversions to extended residential accommodation are usually Permitted Development for this age of property. In this application, it is proposed to be converted to create a lounge with en-suite which raises no residential or visual amenity concerns.

Porch

A simple brick and glazed porch is proposed at the front of the property with a dual-pitched roof. It is of a modest scale being 1.5m D x 2.6 m H x 2.5 m W, which does not project so far in front of the property as to encroach onto off-road parking opportunities.

Parking / Bin Storage

Existing levels of parking and bin storage opportunities in the front curtilage will not be compromised following any approval of the application given the scale of remaining garden space.

On the basis of the above, the proposal has acceptable impacts on residential and visual amenity, parking and bin storage in accordance with saved UDP policy DC1 and with Core Strategy policies SP1 and DM1.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The notification of the application by letter to neighbouring occupiers returned no objections. No amendments were sought as the extension is proportionate to the width, scale and design of the original dwelling with minimal loss of amenity for neighbouring occupiers.

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 the 2nd of February 2022 or as stated:

Application Form received on the 8th of February 2022

Location Plan Ref: A1411(01)001 P1

Existing Elevations Ref: A1411(01)003 P1

Existing Plans Ref: A1411(01)002 P1

Proposed Elevations Ref: A1411(02)003 P2

Proposed Plans Ref: A1411(02)002 P2

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 dwellinghouse in type, size, colour and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and the requirements of the National Planning Policy Framework.

4) The ground and first floor rear WC windows shown on the Proposed Plans and Elevations drawings (Refs: A1411(02)002 P2 and A1411(02)002 P2) received on the 2nd of February 2022, shall be obscure glazed to a specification of no less than Level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

22 Podsmead Road, Manchester, M22 1UZ
11 Podsmead Road, Manchester, M22 1UZ
15 Podsmead Road, Manchester, M22 1UZ

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