

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133044/FH/2022

**Date registered valid:** 24 February 2022

**Proposal:** Erection of a part single, part two storey side and single storey rear extension to provide additional living accommodation

**Address:** 7 Sandilands Road, Manchester, M23 9JN

**Ward(s):** Brooklands Ward

**Applicant:** Mr & Mrs Cates, 7 Sandilands Road, Manchester, M23 9JN

**Agent (if any):** Mr Simon Miles, S R Miles Ltd, 28 Parrs Wood Avenue, Manchester, M20 5ND

**Case officer:** Robert Tyrer  
Tel: 0161 234 4068  
Email: [robert.tyrer@manchester.gov.uk](mailto:robert.tyrer@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 21 April 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 8 March 2022

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 1 March 2022      Expired: 22 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 relates to a two storey brick built semi-detached property in the Brooklands area of Manchester. The property has a rendered ground and first floor bay window, a front garden with a driveway and rear garden with detached garage to the side.



*Photograph 1 Application site as viewed from the public highway (Source: Officers Photographs taken on 08.03.2022)*

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

### **Description of area**

The area is predominantly residential in nature comprising of properties of a similar age and style to the proposal property to the south east and west, To the far north lies Sandilands Primary School. The area is well served by public transport serving routes into and out of the City and surrounding areas.

### **Description of development**

The applicant is seeking planning permission to erect a part single, part two storey side and single storey rear extension to provide additional living accommodation

### **Consultations & Notification Responses**

Local Residents – One representation was received regarding the application neither supporting nor objecting but requested that their comments are taken into account should the application be approved:

The representation raises that their spouse has several conditions which have an impact on their vision. They request that all materials are stored within the curtilage of the application site, they also request that no scaffolding overhangs the shared boundary or is installed within the curtilage of their property.

### **Issues**

#### **Issues**

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 design<sup>52</sup>, 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** – There have been no previous planning applications at this site.

**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.

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

**Residential and Visual Amenity** – Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The applicant seeks to extend the property at the side with a part single, part two storey side extension and at the rear a single storey rear extension.

At the rear the extension would have a rearward projection of 2.89 metres, a lean to roof with a maximum height of 3.65 and an eaves height of 2.69 metres. This extension would be subservient to the original dwellinghouse and would adjoin the existing rear extension.

At the side the two storey side extension would have a ridge height lower than the existing ridge height and set back by 1 metre at the front of the proposed first floor therefore would give the appearance of subservient additions to the property.

The orientation of the extension in relation to its neighbours, the hipped roof at the side and rearward projection would ensure that there will be no overbearing impacts on the neighbours. In terms of overshadowing as the property is located to the south of No. 9 Sandilands Road (photograph 2) there will be some shadowing impact as the building footprint will be brought closer to the shared boundary. However the windows appear to be secondary windows or windows to non-habitable rooms therefore the extension in terms of overshadowing is considered to be acceptable in this case.

The extension would also be set away from the shared boundary by a maximum of 940 millimetres.

Saved policy DC1.4 of the UDP specifically seeks to resist proposal that result in the actual or potential for terracing. On balance it is considered that the proposed development would not, harm the street scene as a result of terracing due the design of the proposal, which includes a lower roof height, the setback from the front elevation and a gap to the shared boundary and thus would still allow for it to be shared with the neighbour.



*Photograph 2 Side Elevation of no.9 Sandilands Road, (Source: Officers Photographs taken on 08.03.2022)*

The extension has been designed to complement the existing dwellinghouse with materials shown to be matching brickwork and tiles. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

There are other examples of similar development within the street scene and therefore this development would not be out of character with development in the area.

Concerns have been raised regarding access to the neighbouring property during construction, however, construction is necessary by product of granting planning permission and is usually a temporary inconvenience. There is no reason as to why materials cannot be stored on site and that there are conditions that could be reasonably attached to mitigate the temporary impact of the construction works.

Therefore the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

**Car Parking** – Car Parking would be unaffected by the proposal.

**Refuse Storage** – The gap at the side of the dwellinghouse would allow for bins to be stored at the side 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, no negotiations were necessary but 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:

21 318 PL200 P1 received by the City Council as Local Planning Authority, on the 09.03.2022

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:

21 318 PL200 P1 received by the City Council as Local Planning Authority, on the 09.03.2022

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.

#### **Appendix 1 – List of consultees & neighbours notified**

23 Goodwood Avenue, Manchester, M23 9JQ  
12 Sandilands Road, Manchester, M23 9JW  
21 Goodwood Avenue, Manchester, M23 9JQ  
9 Sandilands Road, Manchester, M23 9JN  
8 Sandilands Road, Manchester, M23 9JW  
10 Sandilands Road, Manchester, M23 9JW  
5 Sandilands Road, Manchester, M23 9JN

#### **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 90M  
Area Team Boundary - Name: SOUTH