

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132670/FH/2022

Date registered valid: 11 January 2022

Proposal: Erection of part single part two storey rear extension to form additional living accommodation

Address: 14 Mcconnell Road, Manchester, M40 9DP

Ward(s): Moston Ward

Applicant: Mr Brian Busingye 14 Mcconnell Road, Manchester, M40 9DP

Agent (if any): Mr Liam O Brien CK Architectural 13 Hessle Road, Hull, HU3 2AA

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 03.03.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 January 2022 Expired: 3 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application relates to a semi-detached property situated within a residential area of Moston North Manchester. The property incorporates amenity space to the front and off car parking space and a long rectangular shaped rear garden including an existing outbuilding, with boundary treatment in the form of timber fencing along the rear and shared common boundaries.

The remainder of the area is predominately residential in nature and are houses of similar style and design of the proposal site.

Description of development

The application seeks consent for the erection of part single part two storey rear extension to form additional living accommodation. The agent was advised early on in the planning application surrounding concerns relating to the subservience of the development and the overly large built form structure present along the shared boundary with 12 McConnell Road.

Following negotiation, the proposal has been revised in the interest of subservience and residential and visual amenity. Clarification has been provided in relation to the rear extension's footprint, lessening the overly large and dominant impacts neighbouring occupiers would experience with the original application. The revised proposed is consistent and accords with DC1 of the Saved Unitary Development Plan (Email dated 28.02.2022 and attached revised plans).

Drawing: Plans and Elevations B 001

The part two storey rear extension accommodates an open plan kitchen area including one rear elevation window, with the first floor element consisting of an additional bedroom including one rear elevation window and one side elevation window inserted into the original side elevation. The two storey extension will incorporate a 0.6 metre dropdown level with a tiled hipped roof constituting the extension's roof profile. A maximum height of 6.6m with a height of the eaves of 5 m is proposed, with approx. rear projection of 4m and the width of the extension will be approx. 4m.

The proposed part single storey rear extension accommodates a dining room area including French doors along the rear elevation facing out into the rear garden and 2 rooflights. The proposed part single storey extension has a maximum height of 3.8 m with a height of the eaves of 2.6m, with approx. rear projection of 4m. The proposed extension incorporates nearly the full width of the existing rear elevation leaving a 0.15m distance with the shared boundary with 12 McConnell Road.

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

Unitary development Plan saved policies

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 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 (12ft) in length

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources

prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies 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 including:-

- 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 or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 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:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Principle

The proposed development is a part single part two storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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.

Issues

Residential and Visual Amenity

It is not considered that the proposed development would give rise to any significant adverse impacts to residential or visual amenity currently experienced by neighbouring properties. The adjoining neighbouring property that has the most potential to be affected by this development is 12 McConnell Road. Revised drawings were received 28.02.2022, the plans include the removal of the two storey element which is closest to the shared boundary, instead introducing only a part single storey rear extension. It is considered that the revised drawings address the concerns relating to the potential overbearing, overshadowing, and intrusive impacts the original application subjected the neighbouring property to.

The part single storey rear extension would have a hipped roof with 2 rooflights and French doors along the rear elevation overlooking the applicant's own garden. Although the rear extension would be 0.15m from the shared boundary with 12 McConnell Road, the shared boundary comprises a panel fence which would effectively screen the proposed rear elevation fenestration elements and reduce the potential from overlooking and loss of privacy of the neighbouring occupiers.

The part two storey rear extension would not give rise to any significant residential or visual amenity to neighbouring occupiers. It is deemed the part two storey rear extension is suitable distance from the shared boundary with 12 McConnell Road that overbearing or overshadowing impacts would be insignificant given the 2.1metre distance gap. Furthermore it is considered there is sufficient distance from 16 McConnell Road on the non-adjoining western elevation to mitigate against any significant overbearing or overshadowing impacts from the part two storey rear extension.

Additionally, due to the positioning and nature of the western elevation window situated along the original dwelling that a condition is applied to any approval to ensure that the window remains obscurely glazed.

The property benefits from a large rear garden area which is greater in length than in width, and whilst the rearward projection of both single and two storey rear extensions are longer than referred to in DC1 with an overall length of 4 metres, it is below that which could be implemented as a maximum length under the larger homes extension regulations. It is considered that the revised scheme would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

The proposed development would allow for amenity space to be retained along the front, side and rear of the application site, with the existing off-street car-parking to be maintained.

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended

a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed part two-storey extension has tied in with the existing building. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Parking

There is off street car parking at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Waste Management

There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

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 and with the attachment of appropriate conditions.

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:

Plans and Elevations B 001 Stamped as received by the City Council, as the Local Planning Authority on 28 February 2022.

Reason- To ensure the development is carried out in accordance with the approved plans, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

- 3) The external facing materials to be used on the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy(2012).

- 4) 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.

- 5) Before first use of extension hereby approved the window in the western side elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and maintained in situ thereafter.

Reason- To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

64 Lily Lane, Manchester, M9 4WX
62 Lily Lane, Manchester, M9 4WX
60 Lily Lane, Manchester, M9 4WX
12 McConnell Road, Manchester, M40 9DP
16 McConnell Road, Manchester, M40 9DP

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1