MANCHESTER CITY COUNCIL

Planning

Strategic Development

Delegated officer report for planning application

Application no.	131973/FH/2021
Date registered:	28 October 2021
Proposal:	Erection of single storey rear extension to provide additional living accommodation including reroofing of existing extension
Address:	24 Willow Way Manchester M20 6JS
Ward(s):	Didsbury East Ward
Applicant:	Mr Staff Howson
Agent (if any):	Mr Ian Grainger Blu Room Architecture, 5 Uploads Road Darlington DL3 7SZ
Case officer:	Adam Mitchell Tel: 0161 234 4165 Email: adammitchell@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	17/12/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 November 2021

Standard consultations:

Neighbour notifications: Printed: 01 November 2021 Expired: 22 November 2021

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: Not applicable

Tree Preservation Order: Not applicable

Description of Site

The application property is a two storey semi detached brick house with render applied to the first floor at the front of the property, in the Didsbury East area of Manchester. The property benefits from hard landscaping to the front and a reasonably sized rear garden, with an existing single storey rear extension and 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 majority of houses in the surrounding area of similar size and design.

Description of Development

The application seeks consent for the erection of a single storey rear extension including refoofing of existing extension to provide additional living accommodation. The extension accommodates an open plan kitchen and dining area including sliding doors and no 2. Rooflights situated within the rear elevation. The proposed single storey rear extension would have approximate dimensions of Height 3.6 metres x Width 6.2m x Rear Projection 4.6m. The extension would cover the full width of the existing property leaving no distance between the shared boundary with 22 Willow

Way, however 22 Willow Way have erected a single storey rear extension **(1153343/PDE/2017 Approved).** Additionally, the existing gap between 24 and 26 Willow Way would be maintained.

Planning History

080015/FH/2006/S2- Erection of a single storey rear extension to form additional living accommodation. **APPROVED 23.08.2006**

Consultation Responses

Local residents were notified and one objection was received. The following comments identify the objectors main concern:

i) Height and Aesthetic- The height of the roof is overbearing and overshadowing for neighbouring homes. The height of the flat roof will be substantially greater that the height of other neighbouring extensions, causing overshadowing and unpleasant too look at.
ii) Security- Flat roof structure is worrying of both application property and neighbouring properties, enhanced risk of burglary.
iii) Drainage- Drainage of water from the extension would cause excessive amount of surface run off onto our property leading to issues including damp and leaks.
iv) Overhang- The fascia board is overhanging onto our property.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

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 a well-designed and safe

built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve 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:

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 12. Achieving well-designed places

124. 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.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to 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 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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

-Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to 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 Development Management- 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, 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.

-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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle

The proposed development is a single storey rear extension to form additional living accommodation, 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.

Residential and Visual Amenity

The proposed rear extension is not considered to pose any detrimental impacts on residential or visual amenity. The extension will become flush with the shared common boundary with 22 Willow Way, however 22 Willow Way currently enjoys a single storey rear extension with a rearward projection greater than the one listed within this application therefore, overbearing or overshadowing impacts are considered to be insignificant. Additionally, the gap will be maintained with 26 Willow Way and therefore no additional overshadowing or intrusive impacts are to be expected.

The roof would be a flat roof with sliding doors and no 2. Rooflights along the rear elevation. The footprint is not considered to create a bulky or disproportionate scale addition to the property. It is considered the introduction of a single storey extension

to the rear would be minimum in terms of impact and would not be a prominent feature within the streetscene given its position and orientation. The proposed development would also allow for amenity space to be retained along the front and rear of the application site, with the existing off-street car parking space to be maintained, therefore it is considered to be an acceptable addition to the property.

The new window and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. This is considered acceptable against the principles set within DC1.4.

On balance, the extension 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 and is considered that the proposal would not interfere with the existing characteristics of the area. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 of the Unitary Development Plan.

Siting, Scale and Massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The proposed extension will replace the existing rear extension currently enjoying by the applicant with the reward projection decreasing in size whilst enhancing the width of the extension, so it covers the full width of the original property. The appearance is acceptable and its impact upon visual amenity is considered negligible.

Design and Appearance
It is not considered that the proposed development would unduly harm the character of the building or the general area. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy polices DM1, EN1 and SP1 and saved UPD policy DC1.

Waste Management
There is sufficient land to the rear and side of the property to store the bins without causing any additional residential amenity

Other Matters – The objector raises a number of issues regarding the proposals. The height of the flat roof structure is below the maximum height of the rear extension at number 22 Willow Way 1153343/PDE/2017 Approved. Given this is a rear extension it will not be seen from the street scene and would therefore mitigate against damaging the local character of the area. The other issues raised appear to be civil legal matters and would need to be resolved between the objector and the applicant. It is noted that the applicant has completed certificate B and served notice

on the occupier of number 22 Willow Way as the party wall would be shared with the proposed development and the erected extension at number 22.

In relation to the drainage of the extension it would be expected that an extension of the type proposed would be subject of building regulations approval which would approve an appropriate drainage solution for the extension. The proposal is not of a complex nature and the existing rear extension at the property has existing guttering and drainage in place to direct rainwater to appropriate drains. This matter is not considered to give rise to significant concerns to warrant refusal and would be resolved through separate building regulations approval.

Negotiations
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 agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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 polices 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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the application.

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 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: 01-04 AND 05. Stamped as received by the City Council as Local Planning Authority as City Council on 19 October 2021.

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- 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 extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

Appendix 1 List on consultees & neighbours notified

115 Atwood Road Manchester M20 6JW

113 Atwood Road Manchester M20 6JW

22 Willow Way Manchester M20 6JS

26 Willow Way Manchester M20 6JS

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- All Exceeding 90m
Area Team Boundary- Name: SOUTH