

Planning

Strategic Development

Delegated officer report for planning application

Application no. 131887/FH/2021

Date registered: 11 October 2021

Proposal: Erection of a single storey side extension to form additional living accommodation

Address: 7 Longton Road, Manchester, M9 6NE

Ward(s): Higher Blackley Ward

Applicant: Mr Badawi Kablan

Agent (if any): Mr Eyad Kablan 39 Horse Chestnut Drive Manchester, M9 7FU

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

Recommendation: Refusal

Date of recommendation: 13/12/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29 November 2021

Standard consultations: Printed: 01 November 2021 Expired: 22 November 2021

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 site relates to a two storey, semidetached brick dwellinghouse situated within a residential area of Higher Blackley in North Manchester. The property benefits from a reasonably sized side garden, small sized rear garden and off street car parking space. The boundary between no.7 and neighbouring property no.9 is splayed, creating a triangular shaped plot which is wider to the side of the host property.

The remainder of the area is predominately residential in nature and majority of houses in the surrounding area are similar design and size.

Description of Development

The application seeks consent for the erection of a single storey side extension to form additional living accommodation. The proposed side extension a western side projection out into the side garden, close to the neighbouring property with no. 9 Longton Road. The proposed single storey side extension would have a depth of 6 metres, maximum width of 6.2 metres, a flat roof with a maximum height of 2.7 metres and height to the eaves of 2.5 metres approximately, with a 0.5m distance from the shared boundary with no. 9 Longton Road. The proposal fails to constitute permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015:

J iii) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse.

Revised drawings were submitted in an attempt to reduce the overall size, scale and subservience of the extension (Email dated 5 December 2021 and revised plans). However, these measures still fail to make this proposal consistent with DC1 of the Saved Unitary Development Plan and SP1 and DM1 of the Manchester Core Strategy.

Consultations and Notification Responses

Highways Services- no objection

Environmental Health- required a gas membrane precondition is attached to any approval

Local residents were notified however none responded.

Policy

NPPF (2021)

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: an economic objective, a social and an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better

for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Extant UDP 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 a 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.

Local Development Framework Manchester Core Strategy (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

Protect and enhance the built and natural environment

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.

- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Issues

Principle of Development

As the proposal seeks to extend/alter a residential property policy DM1 and saved policy DC1 are applicable. Consideration has, however been given to whether the scale, massing, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area.

Scale, Massing and Design

The proposed single storey side extension would be sited adjacent to the shared boundary with no. 9 Longton Road. The proposed extension would have a flat roof, and would be 2.7 metres high, 6 metres deep and 6.2 metres wide at its widest point therefore leaving less than 0.5 metres between the proposed extension and the western shared boundary. The proposed extension would consist of a home office space and a bathroom.

Whilst the principle of erecting a single storey side extension is considered acceptable, what is proposed would have a detrimental impact upon the visual amenity and character of the area, due to the siting and appearance of the development.

Due to the siting and orientation of the extension it would be visible from the side elevation and within the street scene. The proposal would provide a prominent feature within the street scene and one that is visually obtrusive and incongruous with the character of the area in general, particularly with its flat roof. It is therefore considered that the scale and siting of the proposed extension is not satisfactory and is considered not to accord with the principles for residential extensions set out in Saved UDP Policy DC1, DM1 and SP1 of the Core Strategy.

Residential Amenity

The single storey side extension is situated adjacent to the western boundary of the curtilage however the maximum height of the proposed extension is only 2.7 metres, so it is not considered that this would contribute to any overshadowing impacts to neighbouring properties.

Fall back position

It is noted that the applicant could achieve a side extension to the property using permitted development rights. This would however, result in a much smaller extension than the one proposed and result in the an overly large or obtrusive feature in the street scene than what is proposed as part of this development.

Conclusion

The proposed single storey side extension is considered unacceptable in terms of their appearance and would be detrimental to visual amenity within the area and views within the street scene contrary to saved policies DC1.1, DC1.2, and policies SP1 and DM1 of the Core Strategy.

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:

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it

comply with the development plan and therefore does not comprise sustainable development.

There are no conditions which could reasonably have been imposed, which would have made

the development acceptable and it is therefore not possible to approve the application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed single storey side extension by reason of its siting, scale, size and appearance would result in a visually obtrusive feature within the street scene which would be incongruous and out of character with the area. This would result in an unduly harmful impact on the visual amenity and character of the area which is contrary to saved policies DC1.1, DC1.2 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Appendix 1 List of consultees & neighbours notified

Environmental Health

Highway Services

70 Plant Hill Road Manchester M9 6NP
17 Longton Road Manchester M9 6NE
19 Longton Road Manchester M9 6NE
9 Longton Road Manchester M9 6NE
11 Longton Road Manchester M9 6NE
6 Longton Road Manchester M9 6NE
8 Longton Road Manchester M9 6NE
5 Longton Road Manchester M9 6NE
21 Longton Road Manchester M9 6NE
15 Longton Road Manchester M9 6NE
13 Longton Road Manchester M9 6NE
67 Tweedale Avenue Manchester M9 6NF
72 Tweedale Avenue Manchester M9 6NF

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
Historic Landfill Site Buffer 250m
Area Team Boundary - Name: NORTH1