

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131057/FH/2021

Date registered valid: 21 July 2021

Proposal: Erection of a single story rear extension and installation of rear roof dormer to provide additional living accommodation

Address: 19 Atwood Road, Manchester, M20 6TA

Ward(s): Didsbury East Ward

Applicant: Mr Hamish Clouston, 19 Atwood Road, Manchester, M20 6TA

Agent (if any): Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.09.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15.09.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 July 2021 Expired: 17 August 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/building

The application site relates to a two storey mid-terraced property with part two/part single storey rear outrigger. The property benefits from a garden to the rear and private amenity space to the front behind a low brick boundary wall. The rear can also be accessed via an alleyway which runs to the rear of nos. 9 - 53 Atwood Road.

The area is characterised as being a residential in nature, the area benefits from being in within walking distance of Didsbury District Centre. The area contains good transport links as it is well served by buses and the tram.

Application proposals

The applicants have submitted an application to erect a single storey rear extension and rear dormer to provide additional living accommodation at the property.



Relevant Planning History

A joint application was submitted for numbers 19 and 21 Atwood Road under reference 126789/FO/2020 for single storey rear extensions and rear dormers to both properties, this application was approved in 2020 and remains extant. This approved development is set out below.



Approved drawings for no. 19 as part of a joint application with no. 21 Atwood.

Consultation

Neighbouring properties were notified of the proposals and no response were received.

Policy

Relevant policy to this application is contained in the NPPF (2021) and Core Strategy policies DM1 and SP1.

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.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 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.

Core Strategy policy DM1 indicates 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.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.

- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas.

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.

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.

Unitary Development Plan

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

Policy DC1.2 states extensions will be allowed subject to:

- 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 the original buildings)
- 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

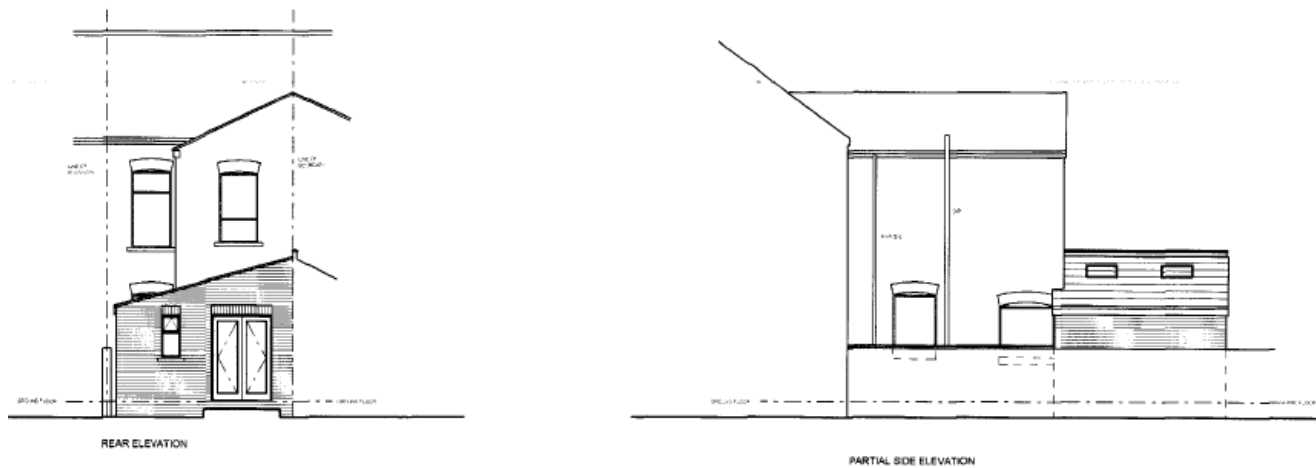
Issues

The principle of householders extending their properties to provide additional living accommodation is generally acceptable subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity - The proposals are located to the rear of the property. It would involve the removal of an existing single storey rear outrigger attached to the main two storey outrigger of the house and replacement with a single storey extension that would project from the two storey outrigger by a similar projection (approx. 4 metres) but would extend across the full width of the plot to the boundary fence with no.21 (projecting beyond the side wall of the two storey outrigger by 1.5m). The extension would then return back towards the house but retain a gap between the rear wall and the rear wall of the two-storey outrigger. This differs from the previously consented scheme which would have infilled this gap and would have been mirrored

at no.21. The overall height to ridge of the extension would be 3.8 metres and would be to 3.3 metres on the boundaries with number 21 and 17 Atwood where it is proposed to build parapets on the boundaries.

The proposed arrangement of the extension in this case is similar to a previously approved extension to number 23 Atwood Road (approval reference 085061/FH/2007/S2) approved drawing below:



The retention of the gap between the extension and the rear wall of the property reduces the potential for the tunnelling effect on number 21 and the rear facing windows of that property. The rear extension does include for a rear facing window that would look back towards the main house and could give rise to views towards number 21. It is proposed that this window be subject of an obscured glazing window condition to reduce the perception and potential for overlooking and loss of privacy to number 21. It is noted that there are a number of windows that face each other within close proximity between these and other properties but it is considered reasonable to condition obscure glazing in this instance as the views would look back into the habitable rooms of the adjoining property.

The element of the extension that would sit on the boundary does not contain any side facing windows and the extension at number 21 has a door on the side so it is not considered that the proximity of the built form in this location would give rise to harmful impacts that would warrant refusal.



The proposed rear dormer replicates that previously approved under the joint application at numbers 19 and 21 save for the provision of a parapet wall on the party boundary which would be subject to a party wall agreement with that property. The dormer is set in off the eaves and would meet the requirements of permitted development in terms of volume (21.65sqm), materials are indicated on the submitted application forms as matching the existing property. A condition is proposed to reflect this. The dormer is similar to other constructed in the area and is not considered to give rise to unacceptable impacts on residential amenity.

Character of the Area – The proposals are similar to others approved in the area and within the same terrace of properties. The property has been subject to a similar approval recently as part of a joint application which is still extant. Given the location to the rear of the property views from public areas would be limited to the rear alleyway with views restricted due to boundary walls and planting. The proposals are not considered to give rise to unacceptable impacts on the character of the area.

Other matters- The bin storage and car parking requirements for the property are unaffected by the application proposals, there would be an area of rear yard retained after the development.

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 application has been determined in a positive manner, any issues arising have been discussed with the applicant's agent.

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:

Drawing reference 14 as received by the City Council as local planning authority on the 13th September 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 development hereby permitted shall match those stated on the submitted application form and approved drawing.

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.

4) The rear facing window in the extension hereby approved as identified on the approved drawing as 'Elevation from the existing yard area' 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 property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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 additional openings/windows/doors shall be inserted within the side elevation of the extension hereby approved, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of neighbouring dwellinghouses, pursuant to saved policy DC1 of the adopted Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

16 Atwood Road, Manchester, M20 6TD
14 Atwood Road, Manchester, M20 6TD
12 Atwood Road, Manchester, M20 6TD
12 Gaddum Road, Manchester, M20 6SZ
10 Gaddum Road, Manchester, M20 6SZ
21 Atwood Road, Manchester, M20 6TA
17 Atwood Road, Manchester, M20 6TA
15 Atwood Road, Manchester, M20 6TA

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH