

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132162/FH/2021

Date registered valid: 15 November 2021

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

Address: 22 Walmersley Road, Manchester, M40 3RS

Ward(s): Moston Ward

Applicant: Mr Luke McDonald 22 Walmersley Road, Manchester, M40 3RS

Agent (if any):

Case officer: Katie
Tel: 0161 234 Raw
Email: katie.raw@manchester.gov.uk 4164

Recommendation: Approve

Date of recommendation: 4 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 December 2021

Standard consultations:

Printed: 17 November 2021 Expired: 8 December 2021

Neighbour notifications

Printed: 17 November 2021 Expired: 8 December 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:

Tree Preservation Order:

Description of area

The application site relates to 22 Walmersley Road within the Moston ward of north Manchester. It is a two storey, semi-detached brick property. The front of the property comprises of a driveway to the front which extends down to the side, close to the shared boundary with 20 Walmersley Road. The property benefits from an extremely long garden to the rear, which contains a grassed area, a garage, a patio, a hot tub and a pergola.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear extension to form additional living accommodation. The rear extension would have approximate dimensions of Height: 3 (at the highest point) x Length: 4 x Width: 5.5 metres. The extension would have a flat roof. The rear extension would be positioned 0.5 metres from the shared boundary with 24 Walmersley Road. The rear extension would align with the existing building line facing 20 Walmersley Road.

The rear extension would create a new kitchen. The rear extension would involve the insertion of a set of patio doors and a window to the rear elevation, and 2 skylights would be inserted within the proposed flat roof.

Materials to be used would be as followed:

- Traditional masonry brickwork to match existing
- uPVC windows and doors to match existing
- A flat roof with rubberised sheet covering (different to the existing concrete tile roof for the host property)

Planning history

No planning history exists for this property.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted and asked that the following informative was placed on any approval. This was not considered to be appropriate in the context of a residential extension.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving 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:

- 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 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.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of 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 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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a single storey rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

As stated above, the proposed extension would be located 0.5 metres from the shared boundary with 24 Walmersley Road. When conducting the site visit, no. 24 had an existing conservatory and as indicated on the plans, the proposed application would extend 1.61 metres beyond the neighbour's conservatory. The neighbouring property is currently used to a level of built form from the applicant property in the form of a pergola, although it is acknowledged that the proposed extension would create a more dominant feature than the current pergola. Any overshadowing or loss of light implications would be minimal to no. 24, due to the positioning of the site.

The other immediate neighbour to the applicant property, no. 20, would experience limited overshadowing or loss of light implications since the side elevation of the extension would align with the original building line facing onto the neighbouring property. No.20 also has a conservatory and so the conservatory would minimise any adverse visual implications from the proposed extension. The 1.63 metre gap between the rear extension to no.20 and the boundary fence currently in place would help minimise adverse amenity implications.

Due to the extremely long rear garden, no properties would be affected to the rear of the property.

As the extension is of a single storey it would be unlikely the neighbouring properties would experience any adverse privacy or overlooking implications. No windows or doors would be inserted into the side elevations, thus minimising overlooking implications. A condition shall be

attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The residents would lose a small amount of amenity space to the rear of the property. The plot would still benefit from a large amount of amenity space and the residential amenity of the property would increase as the additional living accommodation would meet the changing residential needs of the family.

Overall, it is not considered that the proposed rear extension and garage conversion would have an adverse impact upon visual or residential amenity.

Design and Appearance

The proposed rear extension has been designed sympathetically to relate to the existing property. The extension would be made of materials to match the existing property, apart from the roof which would be made of a rubberised sheet covering, rather than the current pitched concrete tile roof for the host property. A condition to that effect would be attached to any consent granted. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling.

Since the UDP (Policy DC1.3) which states that rear extensions beyond 3.65m would not be approved, Permitted Development rights and the Larger Home Extension Route have more recently permitted extensions up to 6-8 metres. Assessing the application on the route chosen and, on its merits, the 4 metre length proposed is acceptable, as a compromise between the different routes to approval. The extension is not considered bulky or out of character with the style of development in the surrounding neighbourhood and is therefore pursuant to policy DC1.2 of the UDP.

Bin storage

At the time of the site visit, bins were stored close to the fence facing 20 Walmersley Road and so would be unaffected by this proposal.

Car parking

Car parking would be unaffected by this proposal.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 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 applicant in a positive and proactive manner.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 8 November 2021.
- Drawing- Proposed- Plans and Elevations, numbered 02, stamped as received by the City Council as Local Planning Authority on 8 November 2021.
- Drawing- Proposed- Elevations Viewed from no.24 Walmersley Road, stamped as received by the City Council as Local Planning Authority on 15 November 2021.
- Drawing- Existing- Plans and Elevations, numbered 01, stamped as received by the City Council as Local Planning Authority on 8 November 2021.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 8 November 2021.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

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

4) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the application form specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

95 Parkfield Road North, Manchester, M40 3RG
99 Parkfield Road North, Manchester, M40 3RG
24 Walmersley Road, Manchester, M40 3RS
20 Walmersley Road, Manchester, M40 3RS
97 Parkfield Road North, Manchester, M40 3RG

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
Area Team Boundary - Name: NORTH1