MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131766/FH/2021
Date registered valid:	2 November 2021
Proposal:	Erection of two storey rear extension to provide additional living accommodation and new roof to existing store
Address:	154 Manchester Road, Chorlton, Manchester, M16 0DZ
Ward(s):	Chorlton Ward
Applicant:	Mr Umar Ahmed, 154 Manchester Road, Chorlton, Manchester, M16 0DZ
Agent (if any):	Mr Trevor Dawson, Pinder Dawson Associates, 32 Fairfield Way, Preston, PR4 3EP
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 December 2021

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 3 November 2021 Expired: 24 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

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site relates to 154 Manchester Road within the Chorlton ward of south Manchester. It is a two storey, semi-detached, brick property. The property benefits from a paved driveway to the front and side of the property. Access to the rear is gained through the tool store. The tool store is located against the boundary with 152 Manchester Road. The rear benefits from a paved area with bedding planters.

Description of development

The submitted application seeks planning permission for the erection of a two storey rear extension to provide additional living accommodation and a new roof to existing store.

A single storey outrigger is already positioned to the rear elevation but does not extend across the width of the property, whereas the new extension would. The 2 storey rear extension would have approximate dimensions of: Height: 6.97 (at the highest point)/ 4.54 (at the eaves) x Length: 4.65 x Width: 7.11 metres. The rear extension would be located approximately 0.51 metres from the shared boundary with 156 Manchester Road.

The proposal would create a new dining room to the ground floor and 2 new bedrooms at the first floor. The rear extension would involve the insertion of 3 new windows and a set of double doors. There would be no windows or doors positioned in the side elevations.

Materials to be used, which would match the existing house include Marley smooth faced Wessex tiles, facing brick and uPVC windows and doors.

A new roof would be positioned on part of the tool store. The area to be altered is currently located closest to the rear boundary line. This part of the store is made of white brick and has a flat roof. The roof would be replaced with profiled metal sheets with tiles to match the remainder of the tool store. The eaves of the replaced roof would align with the rest of the tool store. A new door would also be positioned in the side elevation opening onto the rear amenity space.

Planning history

No planning history exists for this property.

Consultations & Notification Responses

Local residents

The occupiers of the surrounding properties were consulted, and no representations were received.

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 CABE 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 two storey rear extension to provide additional living accommodation and new roof to existing store. 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

Rear extension:

In terms of visual amenity, the proposed extension would be sited close to the shared boundary with 156 Manchester Road. No. 156 has a rear extension. The current proposal would extend approximately 1.22 metres beyond no.156's rear building line. The additional 1.22 metres would create minimal overshadowing implications or loss of light as a result of this proposal. No. 152 would experience limited implications as a result of the proposal since the tool store of no.154 would minimise implications. As both neighbouring properties have rear extensions, the current proposal would align closely to the rear building lines in the surrounding area.

Those properties facing into the applicant's rear garden on Stratton Road would be most likely to experience overlooking or privacy implications due to the orientation of the Stratton Road properties. However, those properties on Stratton Road would already be used to a level of overlooking and so such impacts would not be detrimental to the neighbouring properties. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

In terms of residential amenity, residents would lose a small amount of the garden space to the rear of the property. The plot would still benefit from a decent amount of amenity space and the

residential amenity of the property would be increased as the additional living accommodation would meet the changing residential needs of the family.

New roof to store:

The roof would create no adverse visual/residential amenity implications.

Design and Appearance

Rear extension:

The proposed extension has been designed sympathetically to relate to the existing property. The extension would be made of materials used to match the existing property and would have a hipped roof. A condition to that effect would be attached to any consent granted. The design would not adversely affect the appearance of the existing dwelling.

Since the proposal is for a rear extension, it would not produce a terracing effect since the property would not be altered from the streetscene. Therefore, the siting of the extension is considered appropriate. Although the length of the extension extends beyond what is prescribed under DC1.3 of the UDP, it is to be reminded that much larger homes could be constructed under the route of Permitted Development. Due to the siting of the proposal and neighbouring properties having had rear extensions, the extension is not considered bulky or out of character with the style of development in the surrounding neighbourhood. This is pursuant to Policy DC1.2 of the UDP.

New roof to store:

The current roof on the part of the store to be altered is a flat roof and does not match the remainder of the tool store. The new roof would complement the remainder of the tool store roof, as it would be made of matching materials. As such this part of the proposal would be more in keeping with the rest of the property and would positively benefit the appearance of the store.

Car parking

Off-street car parking is provided to the front of the property and as such car parking provision would be unaffected by this proposal.

Bin storage

Bins are currently stored in the rear of the property and may be affected by this proposal. However, space in the rear and front of the site could be used for storage.

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 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

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 29 September 2021.
- Drawing- Proposed- Amended Rear Elevation, numbered 0668, stamped as received by the City Council as Local Planning Authority on 11 October 2021.
- Drawing- Existing and Proposed- Existing and Proposed Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 2 November 2021.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 29 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 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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester.

Appendix 1 – List of consultees & neighbours notified

30 Stratton Road, Manchester, M16 0BB
156 Manchester Road, Chorlton, Manchester, M16 0DZ
152 Manchester Road, Chorlton, Manchester, M16 0DZ

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