

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131233/FH/2021

Date registered valid: 23 August 2021

Proposal: Erection of a single-storey rear extension and extension and reroofing of existing rear extension and outbuilding in rear garden

Address: 6 Amherst Road, Manchester, M14 6UQ

Ward(s): Withington Ward

Applicant: Mr & Mrs Harle, 6 Amherst Road, Manchester, M14 6UQ

Agent (if any): Pulmann Associates Bridge House, 18A Bridge Street, Milnrow, Rochdale, OL16 3ND

Case officer: Melanie Tann
Tel: 0161 234 4538
Email: melanie.tann@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11th October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 23 August 2021 Expired: 13 September 2021

Neighbour notifications

Printed: 23 August 2021 Expired: 13 September 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

The property is a traditional, two-storey semi-detached house with gardens to the front and rear and an existing lean to extension and detached garage

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is residential in character

Description of development

Erection of a single-storey rear extension and extension and reroofing of existing rear extension and outbuilding in rear garden

Consultations & Notification Responses

Neighbours – no comments received.

Flood risk management - No development shall commence until the flood risk statement has been updated and re-submitted to and approved in writing by the local planning authority. For the avoidance of doubt, as per the government standing advice, the assessment must include the following additional information:

- A re-assessment and clarification of the associated fluvial flood risk to the property. The conclusion within the current FRS (dated August 2021) states the development is at a low risk

of river flooding, when previously in the assessment it is stated that the site sits in a flood zone 2.

- Identification of any historic flood events on site or within close proximity to the site.
- Provide a plan showing the proposed finished floor levels (FFLs) of the new outbuilding in relation to the existing finished floor levels within the existing property. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.
- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. Use the following guidance:
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>
- Consideration of flood safety measures (such as signing up for EA flood warnings) where required.
- Any supporting plans and drawings. - See <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required.

Policies

Unitary Development Plan

Saved Policy 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.

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

- a) rearward extensions greater than 3.65m (12ft) 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 councils guidelines on privacy distances (which are published as supplementary guidance).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

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
- 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

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 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.
- 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

The National Planning Policy Framework 2021 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.

Issues

Principle

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1 are applicable. Consideration has, however, been given as 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 rear extension would run the full width of the property and would have a rearwards projection of approximately 3.67 metres adjacent to the shared boundary with no. 8 and would extend for 4.4 metres in total where the existing extension is. The rear extension would have a flat roof which would be a green roof.

It is also proposed to extend the existing garage and add a pitched roof together with elevational alterations. It is also considered that the proposals would read as a subservient additions to the property.

The design and choice of materials for the proposal reflect the existing house and neighbouring properties. This is considered to be acceptable in this location and is not considered to be detrimental to the character of the property and would not form an incongruous feature within the street scene.

Residential amenity/loss of light/visual amenity

It is not considered that the proposal would give rise to any significant loss of privacy or increase in the levels of overlooking of neighbouring properties as the windows proposed to the side are set away from shared boundaries.

The proposed rear extension would be to the west elevation and the proposed rear extension would be to the west elevation. However, given the limited height and relationship with neighbouring properties it is not considered that the proposal would give rise to an unacceptable loss of light to neighbouring properties.

Other issues

The property would still be capable of providing at least one off road parking space.

Bin storage would be unaffected by the proposal.

Conclusion

It is therefore considered that the proposals are in accordance with City Council saved policies DC1.1, DC1.2, DC1.3 of the Unitary Development Plan and policies DM1, SP1 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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning 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 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:

Proposed GA plans M21-05-02, stamped as received 2nd August 2021;

Proposed section M21-05-04, stamped as received 2nd August 2021;

Proposed elevations M21-05-03, stamped as received 2nd August 2021;

Proposed site plan M21-05-06, stamped as received 2nd August 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 external elevations of the development hereby approved shall be built in accordance with the materials specified upon the approved drawing M21-05-03, as follows:

Walls: Bricks to match existing.

Roof: Sedum roof to main extension and EPDM to outbuilding.

Windows: Aluminium crittal type.

Doors: Aluminium crittal type doors.

Reason - In the interests of the character and appearance of the building, and visual amenity of the area, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

4) The flat roof of the rear extension hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the approved plans, full details of the Green Roof to be installed (including details of irrigation) shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of above ground works. The development shall be implemented in accordance with the approved details, unless otherwise agreed in writing.

Reason - To ensure that the Green Roof is successful, safeguarding the amenities of the area and in accordance with Policies SP1, DM1 and EN15 of the Core Strategy.

6) Within 1 month of the date of this permission the submitted flood risk assessment shall be updated and re-submitted to and approved in writing by the local planning authority. For the avoidance of doubt, as per the government standing advice, the assessment must include the following additional information:

- A re-assessment and clarification of the associated fluvial flood risk to the property. The conclusion within the current FRS (dated August 2021) states the development is at a low risk of river flooding, when previously in the assessment it is stated that the site sits in a flood zone 2.

- Identification of any historic flood events on site or within close proximity to the site.

- Provide a plan showing the proposed finished floor levels (FFLs) of the new outbuilding in relation to the existing finished floor levels within the existing property. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.

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- Consideration of flood safety measures (such as signing up for EA flood warnings) where required.

- Any supporting plans and drawings. - See <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required pursuant to policies EN14 and DM1 of the Core Strategy for Manchester.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

8 Amherst Road, Manchester, M14 6UQ
9A Amherst Road, Manchester, M14 6UG
11A Amherst Road, Manchester, M14 6UG
Flat 1, 5 Mitford Road, Manchester, M14 6NT
11B Amherst Road, Manchester, M14 6UG
Flat 1, 7 Mitford Road, Manchester, M14 6NU
Flat 3, 7 Mitford Road, Manchester, M14 6NU
Flat 10, 7 Mitford Road, Manchester, M14 6NU
Flat 6, 7 Mitford Road, Manchester, M14 6NU
Flat 8, 7 Mitford Road, Manchester, M14 6NU
Flat 9, 7 Mitford Road, Manchester, M14 6NU
Flat 7, 7 Mitford Road, Manchester, M14 6NU
Flat 5, 7 Mitford Road, Manchester, M14 6NU
Flat 4, 7 Mitford Road, Manchester, M14 6NU
Flat 2, 7 Mitford Road, Manchester, M14 6NU
Flat 3, 5 Mitford Road, Manchester, M14 6NT
Flat 5, 5 Mitford Road, Manchester, M14 6NT
Flat 7, 5 Mitford Road, Manchester, M14 6NT
Flat 8, 5 Mitford Road, Manchester, M14 6NT
Flat 9, 5 Mitford Road, Manchester, M14 6NT
Flat 6, 5 Mitford Road, Manchester, M14 6NT
Flat 4, 5 Mitford Road, Manchester, M14 6NT
Flat 2, 5 Mitford Road, Manchester, M14 6NT
Flat 11, 5 Mitford Road, Manchester, M14 6NT
Flat 12, 5 Mitford Road, Manchester, M14 6NT
Flat 10, 5 Mitford Road, Manchester, M14 6NT
Flat 12, 7 Mitford Road, Manchester, M14 6NU
Flat 11, 7 Mitford Road, Manchester, M14 6NU
9 Amherst Road, Manchester, M14 6UG
4 Amherst Road, Manchester, M14 6UQ

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
Flood Zones Type 2 (low to medium risk) -
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Wilmslow Road/Egerton Road)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH