

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131866/FO/2021

Date registered valid: 7 October 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation together with the installation of front and rear access ramps

Address: 18 Evesham Road, Manchester, M9 7EH

Ward(s): Charlestown Ward

Applicant: Mr Sinisa Nedeljkovic Northwards Housing, Unit 11 Hendham Vale Industrial Est, Hazelbottom Road, Manchester, M8 0AD

Agent (if any):

Case officer: Katie Raw
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Recommendation: Approve

Date of recommendation: 17 December 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 15 November 2021

Standard consultations:

Printed: 21 October 2021 Expired: 11 November 2021

Neighbour notifications

Printed: 2 December 2021 Expired: 9 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 18 Evesham Road within the Charlestown ward of north Manchester. It is a two storey, semi-detached brick property. The property benefits from a paved section to the front and a hardstanding walkway which follows through to the rear of the property. The rear consists of a spacious garden with a paved patio section and several garden storage containers. Boundary treatment around the property consists of wooden fences to the rear and side and a hedge to the front boundary line.

Description of development

The proposed development is for the erection of a single storey rear extension to form additional living accommodation together with the installation of front and rear access ramps.

The rear extension would have approximate dimensions of: Height: 3.59 (at the highest point)/ 2.3 (at the eaves) x Length: 6.91 x Width: 4.5 metres. A window would be inserted in the rear elevation of the extension and a new door and window would be positioned on the side elevation of the extension, facing onto 16 Evesham Road. Drawings were amended by the agent than those originally submitted, to transpose the design layout. The original drawings showed the new rear ramp and extension (and side window and door) face onto 20 Evesham Road. This was considered to have the potential, to give to give rise to privacy issues to the

neighbouring property. As no.16 has an outbuilding close to the shared boundary line, the revision to transpose the side window, door and ramp to face onto the boundary with no.16 would reduce privacy implications. A re-notification with neighbours was undertaken following the submitted revisions.

The proposal would create a bedroom and bathroom for a disabled user. Materials to be used, which would match the existing house include bricks, slate tiles, uPVC windows and doors.

The front ramp would have approximate dimensions of Length: 2.64 x Width: 1.5 metres. The top landing would have dimensions of 1.5 x 1.2 metres and the lower landing would have approximate dimensions of 1.4 x 2.5 metres. It would have a gradient of 1:12, as there is a level difference of 0.22 metres. The ramp would allow the disabled user to gain access in and out of the property. As a result of the proposal the existing gate would need to be removed and would be placed further from the shared boundary with no. 20.

The rear ramp would have approximate dimensions of Length: 4.6 x Width: 1.35 metres. The ramp would extend from the side of the rear extension that would lead to a 3x3 metre new patio area to be made of a permeable surface. It would allow the disabled user to leave the property and access the rear garden. The side passage which currently gives access from the front of the property to the rear would be blocked as a result of the proposal. The ramp would have a gradient of 1:20, as there is a level difference of 0.23 metres. The top landing would have dimensions of 1.5 x 1.4 metres.

Both ramps would be made of concrete with metal handrails.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted but had no comments to make on the proposal.

Flood Risk Management Team

Have advised that the drainage of the site can be approved and requested that the following informative be placed on any approval.

The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

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 together with the installation of front and rear access ramps. 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 1.4 metres away from the boundary with no.16 and approximately 2.13 metres away from no.20. Due to the outbuilding positioned in no.16, any overlooking, overshadowing or privacy implications would be minimal. Whilst the proposed rearward extension would give rise to some impacts to visual amenity of no.20 Evesham Road, due to an increase in built form as a result of the application, as the extension would be sited 2.13 metres away from the shared boundary and since it is single storey, overlooking and overshadowing implications would be minimal. The hedge and screen already in place between the two properties would further minimise this.

As discussed above, overlooking implications have been minimised by transposing the siting of the extension and associated internal layout, placing the side window and side door of the extension onto the shared boundary with no.16. When visiting the site, there are numerous properties that look into the applicant's rear garden. Therefore, a condition would be placed on any approval for the new window in the proposed rear elevation to be obscurely glazed, as this window would serve a bathroom/shower room. This is to protect the privacy of the occupiers. A condition is also proposed to 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 some of the garden space to the rear of the property. However, residential amenity would be increased as the additional living accommodation would meet the changing residential needs of the family, especially the disabled resident whereby the additional bedroom and bathroom space would create a better quality of life.

Access ramp to front and rear:

In terms of visual amenity, the proposed ramp to the front of the dwellinghouse would be visible in the streetscene. It is considered that the open nature of the proposed structure would reduce the potential visual impacts. As there is no property directly opposite the property's entrance, visual amenity impacts would be further reduced.

The ramp to the rear would not be visible from the streetscene. As stated above the ramp to the rear would not affect the visual amenity of the occupiers of no.16, due to the siting of an outbuilding in rear garden no.16 obscuring the views into the applicant property.

In terms of residential amenity, the front ramp benefits the needs of a disabled user residing at the property, requiring access, and so would provide a positive contribution to the wellbeing of the residents. The position of the gate would need to be altered, but this would have minimal impact to the residents. The position of the rear ramp would block residents gaining access externally to the rear of the property. However, access to the rear would be reached through the inside of the house and would most importantly allow the disabled resident to easily access the rear garden.

Therefore, on balance any impacts in relation to visual amenity would be outweighed by the need for level access in this instance. The proposal is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1.5 of the Unitary Development Plan.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

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. A condition to that effect would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping with the character of the existing house. It would not adversely affect the appearance of the existing dwelling.

Since the proposal is for a rear extension, a terracing effect would not be created, and the property would not be altered from the streetscene. Therefore, the siting of the extension is considered appropriate. The length of the extension extends significantly beyond what is prescribed under DC1.3 of the UDP. However, there must be consideration that since the publication of the UDP, larger home extensions can be constructed under Permitted Development (i.e. not needing planning permission). Furthermore, policy saved UDP policy DC1.5 enables the council to consider on their merits exemptions to policy DC1.3 in the case of applications from disabled people who may require particular adaptations to their homes. The proposed extension has been designed to meet the needs of a disabled occupiers providing a bedroom and accessible bathroom. The length is required to allow for the turning circles for the disabled user to effectively use the space.

Access ramp to front and rear:

The proposed access ramps are to be made of concrete with metal handrails. The colouration of the handrail is not specified. A materials condition has been attached to ensure that the specified materials are adhered to, and colouration is in keeping with the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan. The handrails should be painted black.

The ramp is considered appropriate for its setting and follows the advice of DDA2 at the same time of considering Building Regulations Part M. DDA2 offers a practical approach to inclusive design and ensures that the adaptations proposed are accessible in nature, but relates to public buildings only.

Car parking

No off-street parking is available for the property and as such provisions would be unaffected by this proposal.

Refuse storage

As indicated on the drawings, bins are stored down the side of the property against the shared boundary with no.16. The proposed drawings locate the bins in the same position and so are 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 by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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:

- Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 7 October 2021.
- Drawing- Existing- Floor Plans, stamped as received by the City Council as Local Planning Authority on 7 October 2021.

- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 7 October 2021.
- Drawing- Proposed- Proposed Elevations, numbered REV.1, stamped as received by the City Council as Local Planning Authority on 2 December 2021.
- Drawing- Proposed- Proposed Plans, numbered REV.1, stamped as received by the City Council as Local Planning Authority on 2 December 2021.
- Drawing- Proposed- Set Out Plans, numbered REV.1, stamped as received by the City Council as Local Planning Authority on 2 December 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) Before first occupation the ground floor bathroom window in the rear elevation as shown on the approved 'Drawing- Proposed- Proposed Elevations, numbered REV.1, stamped as received by the City Council as Local Planning Authority on 2 December 2021', shall be obscurely 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.

4) 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.

5) 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 Core Strategy.

6) The proposed handrails shall be painted black in colour and the materials to be used for the front and rear access ramps hereby permitted shall match those as stated on the application form dated 7 October 2021.

Reason - To ensure that the colour appearance of the proposed access ramp is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

16 Evesham Road, Manchester, M9 7EH
10 Evesham Road, Manchester, M9 7EH
13 Evesham Road, Manchester, M9 7DS
12 Evesham Road, Manchester, M9 7EH
8 Clough Top Road, Manchester, M9 7DJ
15 Evesham Road, Manchester, M9 7DS
11 Evesham Road, Manchester, M9 7DS
20 Evesham Road, Manchester, M9 7EH

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