

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132070/FH/2021

Date registered valid: 29 October 2021

Proposal: Erection of two storey side extension to form additional living accommodation

Address: 12 Wood View, Manchester, M22 4GD

Ward(s): Northenden Ward

Applicant: Mr Jack Lynch 12 Wood View, Manchester, M22 4GD

Agent (if any): Mr Nigel Baxter N/A 26 Deer Hill Drive, Marsden, Huddersfield, HD7 6LF

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23.12.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17th November 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 1 November 2021 Expired: 22 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

The property that is the subject of this householder planning application is a 2 storey brown brick quasi semi-detached property on a residential road in the Northenden ward of the City. The plot is a large roughly triangular shape with amenity space to the front side and rear. There is a long driveway which is block paved and which can accommodate several vehicles. The boundary treatment is 1.8m high timber fencing, with woodland beyond to the rear of the property.

Number 12 Wood View is set at a right angle to number 14 Wood View. Number 12 has previously had the benefit of a single storey rear extension with a 4 m rearward projection under the larger homes extension application.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area is predominantly residential comprising of properties of a similar size and style.

Description of development

The proposal is for the erection of a 2 storey side extension, together with a single storey porch to the front. This replaces the current access point on the side of the property. The extension would provide a play room and office to the ground floor, with 2 bedrooms (1 en-suite) to the first floor. The extension would be in line with the original rear building line at the rear and set back from the front building line. It would have a hipped roof. The extension would be 5 metres wide by 7 metres length. There are windows in the front and rear elevations but non proposed in the side elevation. There would be a gap retained to the boundary with number 14 Wood View.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues

Issues and Policy

NPPF (2021)

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.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

- 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.

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 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. 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.

Extant UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident with a growing family it is considered that this policy is relevant, and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing household needs.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a). rearward extensions greater than 3.65 metres 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.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

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.
- Flood risk and drainage.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing household needs. 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.

Residential Amenity/Visual Amenity

The property sits on a large plot on the end of a block of 4 houses on Wood View. It is a 2-storey brown brick dwellinghouse with a projecting frontage. The property to the other end of the row is the same in layout with the central houses being recessed. It has garden area to three sides. Whilst the proposed extension would project sideward along the boundary with the gable of number 14 Wood View Road, it does not project along the gable, or interfere with the existing building lines. The 2 storey side extension would align with the existing rear wall of the property and that of the neighbouring properties, however it would be set back from the frontage. It easily retains 1.5 m to the boundary with this gap increasing as you enter the triangular plot. Due to the layout, fenestration orientation and relationship of the 2 houses to each other, it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring property.

The proposed extension relates well to the host property, and to the character of the area within which it is located.

There are no windows proposed at either the ground or first floor in the side elevation. The windows are in the front and rear and overlook the applicants own garden area. There are 2 windows on the side elevation of number 14 Wood View at first floor, but due to the orientation there would be no loss of privacy for either property. One window serves the landing and the other is obscurely glazed serving the bathroom. Therefore, it is not believed that there will be any significant overlooking/privacy impacts of the development on the neighbouring occupiers as a result of the extension.

Design and Siting

Given that the proposed extension would be constructed on the side of the property, on many properties there could be the potential for the terracing effect. However this is not an issue in this case, as given the 90 degree setting of number 12 in relation to number 14 Wood View and the fact that the site is triangular in shape getting wider the further back into the site you progress, there is no potential terracing. There is greater than 1.5m retained to the common boundary. In many cases the ridge line of the extension would be dropped to give a physical

break between buildings, however given the juxtaposition of 12 and 14 there is already a large physical break, and in this instance the result of the constant ridge line coupled with the hipped roof results in a better balanced building, particularly as this retains the bookend appearance of both the properties at either end of the terrace. The single storey porch to the front would accommodate the reconfigure entrance, which is currently on the side of the property. This is considered an acceptable layout.

The development gap is still capable of being shared between numbers 12 and 14 Wood View and the punctuated gap between the properties would be retained when viewed within the street scene. The proposal is therefore in accordance with saved UDP policy DC1.

Car Parking

Off street car parking would still be accommodated within site as the driveway would be retained following the extension and therefore the proposal is considered acceptable in terms of car parking in accordance with Core Strategy policy DM1.

Refuse Storage

The bins are currently stored on the driveway alongside of the house. This would remain so following the extension.

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with policy in particular policies DC1 and DM1 with the attachment of appropriate conditions.

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:
NMB/WV/001-Existing and Proposed Floor Plans, Elevations, location Plan and Site Setting Out Plan dated 25th October 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, including patching in and mortar, as stated on the Householder Application Form.

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) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

14 Wood View, Manchester, M22 4GD
16 Wood View, Manchester, M22 4GD
10 Wood View, Manchester, M22 4GD

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
Area Team Boundary - Name: SOUTH