

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131908/FH/2021

Date registered valid: 13 October 2021

Proposal: Erection of two storey side extension, single storey rear extension and installation of rear dormer to provide additional living accommodation

Address: 1 Heathwood Road, Manchester, M19 1WU

Ward(s): Burnage Ward

Applicant: Mr Atif Abbas, 1 Heathwood Road, Manchester, M19 1WU

Agent (if any): Mr Mudasir Nawaz, NM Architectural Services Ltd, 25 Brown Lane, Heald Green, Cheadle, SK8 3RR

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 December 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 November 2021

Expired: 29 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: No

Tree Preservation Order: No

The site relates to a two storey semi-detached property in the Burnage ward area of Manchester. The property has gardens to the front, side and rear and access along the side. Off road car parking is available on the front driveway.

Description of area

This is primarily a residential area in character

Description of development

Erection of two storey side extension, single storey rear extension and installation of rear dormer to provide additional living.

No previous applications relating to this site.

Negotiations

The original submission has been amended to incorporate a hip introduced to the roof, the dormer has been reduced in size to fit within the existing roof space, and the side patio has been removed.

Consultations & Notification Responses

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential amenity

The applicant proposes to erect a two-storey side extension, single storey rear extension and installation of rear dormer to provide additional living accommodation.

The property is located on the corner of Heathwood Road and Kingsway within a predominantly residential area.

Ground Floor

The ground floor element of the proposal would be set back from the front of the property and extending along the side and does not project beyond the rear elevation of the dwelling house. A significant gap between the gable of the extension is maintained due to the boundary being splayed. The windows on the side elevation are to be obscurely glazed. Overall, the ground floor due to its position and distance from the neighbouring property no 393 Kingsway does not

give rise to overlooking or loss of privacy on the adjacent neighbouring property. The single storey rear extension with a rearward projection of 3m coupled with its orientation does not give rise to any harmful impact on the amenity currently enjoyed by the occupants at no 3 Heathwood Road.

First Floor

The first-floor element of the proposal would be setback from the front wall of the property extending along the side and diminishes to a single storey extension. The roof would be set down significantly from the existing ridge height and hipped to reflect the existing roof design of the property. The windows on the side are to be obscurely glazed. The two-storey extension brings build form closer to the properties to the rear and side of the application site however, due to the distance between the extension and the neighbouring properties there is no overlooking or loss of privacy on the adjacent neighbouring properties.

Given the retained gap to the shared boundary of the adjacent semi-detached property and the distance between the properties, rear of the application site together with the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers. Therefore, in terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

The Second Floor Dormer

The proposal includes a rear dormer including two roof lights to the front elevation. The rear dormer would be set down from the main roof ridge of the house considerably, retaining gaps to the side and setback from eaves. This type of proposal would normally fall within permitted development.

There would be three obscurely glazed windows on the rear elevation, which are unlikely to provide any further overlooking or loss of privacy than that given from the existing first floor rear window.

The proposal is considered to be acceptable in this location and it is not considered that the proposal would create any undue loss of privacy, loss of light or have an overbearing impact upon neighbouring occupiers.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. Overall, the design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse Bins

Bins storage is not affected by this proposal as there is adequate space along the side for the movement and storage of bins and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking space would be retained to the site and therefore it is considered that car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal.

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:

HWD-003 Rev A and HWD-004 Rev A, stamped as received on the 19 November 2021 and the Location Plan, stamped as received on the 13 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 external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 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

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) Prior to the first occupation of the development, the ground floor utility/wc and the lounge/seating area, and the first floor en-suite and second floor WC windows shown on drawings numbered HWD-003 Rev A and HWD-004 Rev A, stamped as received on the 19 November 2021, shall be obscure 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.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

43 Southbank Road, Manchester, M19 1PZ
284 Kingsway, Manchester, M19 1QA
286 Kingsway, Manchester, M19 1QA
38 Daneholme Road, Manchester, M19 1NY
4 Heathwood Road, Manchester, M19 1NX
2 Heathwood Road, Manchester, M19 1NX
393 Kingsway, Manchester, M19 1NG
391 Kingsway, Manchester, M19 1NG
288 Kingsway, Manchester, M19 1SW
3 Heathwood Road, Manchester, M19 1WU
64 Southbank Road, Manchester, M19 1PX
40 Daneholme Road, Manchester, M19 1NY
395 Kingsway, Manchester, M19 1WQ

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