

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131354/FH/2021

Date registered valid: 16 August 2021

Proposal: Erection of a two storey side extension and first floor rear extension to following demolition of existing garage to form additional living accommodation.

Address: 29 Belhaven Road, Manchester, M8 4WG

Ward(s): Crumpsall Ward

Applicant: Mr Chris Williams 29 Belhaven Road, Manchester, M8 4WG

Agent (if any): Mr Abdul Patel Archiectural Aesthetics 158 Seymour Grove, Manchester, M16 9GR

Case officer: Katie Raw
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Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 November 2021

Application details

Type of application: Full Application Consent

Development type: Householder

Date of site visit: 4 October 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 20 September 2021 Expired: 11 October 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 29 Belhaven Road within the Crumpsall ward of north Manchester. It is a two storey, semi-detached, red brick property. The property benefits from amenity space to the front in the form of a small garden area and a driveway leading up to the garage/lean to porch. A spacious garden is located in the rear of the property. Boundary treatment around the curtilage of the property consists of wooden fences to the sides and rear, and a low brick wall with hedging to the front.

Description of development

The submitted application seeks planning permission for the erection of a two storey side extension and first floor rear extension to follow demolition of existing garage to form additional living accommodation. This creates a wrap around extension. The side extension would have approximate dimensions of Length: 10.43 x Width: 1.91 metres. The rear extension would have approximate dimensions of Length: 2.49 x Width: 5.72 metres. The proposal would have an approximate Height of 6.74 metres (at the highest point).

The first floor of the side extension would be set back from the primary building line by approximately 1.5 metres. The height of the new roof eaves would be in line with those of the

existing roof and the extension roof would be lowered from the host property by approximately 0.9 metres.

The proposal on the ground floor would create a storage/garage, W/C, and utility room. On the first floor the proposal would enlarge bedroom 1, and create a 4th bedroom and office. The first floor rear extension does not extend the width of the property, rather there is a 2.4 metre gap between the shared boundary and built form from the proposed rear extension. The extension would involve the insertion of a garage door and window to the front elevation and 3 windows and a set of patio doors to the rear elevation. 3 windows would be positioned in the side elevation facing 31 Belhaven Road, with the window on the first floor being obscured, as well as the insertion of a new side door. Access from the front of the property to the rear would still be possible externally. Materials to be used, which would match the existing house include brick and block walls, tiles, and uPVC windows.

The design has been amended from the original design submitted. The original design raised the following concerns:

- The original design was not considered to be subservient to the property.
- There was no set back at first floor level of the side extension.
- The roof was not hipped and was considered too bulky at the rear.
- The roof level of the extension was too close in height to the host property.
- Overshadowing implications were present due to the enlargement of bedroom 3, which has since been omitted from the plan.

Changes to the design created a proposal which was much less bulky and overbearing in scale.

Planning history

No planning history exists for this site.

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 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

The submitted development application is for the erection of a two storey side extension and first floor rear extension to follow demolition of existing garage to form additional living accommodation. 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.

Residential/Visual Amenity

The side extension would be sited against the shared boundary with 31 Belhaven Road. The garage of 29 Belhaven Road is already sited against the boundary, although the proposal would increase the amount of built form seen. Any overlooking or privacy implications from the side extension would be mitigated with the first floor side window being obscured and the large outbuilding within the rear garden of 31 Belhaven Road minimising overlooking implications to no. 31. The outbuilding extends over 9.5 metres into 31 Belhaven Road and so would act as a barrier between the proposed side and rear extension.

No. 27 Belhaven Road may experience some overlooking and overshadowing implications from the first floor rear extension. However, this has been minimised by having a 2.4 metre gap

between the shared boundary wall and first floor rear extension. A single storey rear extension is already constructed in no.29 and so no.27 would be used to built form in the rear of the applicant's garden.

Due to the siting of the plot and the spacious rear garden, the properties within Kenslow Avenue that back onto the applicant property are not seen from the applicant's garden. Therefore, there are no overlooking or privacy implications in respect to the rear extension from the additional built form.

In terms of residential amenity, although the residents would lose garage space to the side of the property, the rear garden would still be maintained. The reduction in garage space would create additional living accommodation to meet the changing residential needs of the family.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

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.

The extension would involve the insertion of a garage door and window to the front elevation and 3 windows and a set of patio doors to the rear elevation. The garage door would look similar to the garage that is already inserted within the applicant property. This would also be similar to designs within the streetscene. 3 windows would be positioned in the side elevation facing 31 Belhaven Road, with the window on the first floor being obscured, as well as the insertion of a new side door. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. The height of the new roof eaves would be in line with those of the existing roof and the extension roof would be lowered from the host property by approximately 0.9 metres. 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.

The proposed side extension at first floor level would be set back from the primary building line by approximately 1.5 metres. The proposed roof within the extension would be lowered from the host property by approximately 0.9 metres. Therefore, the design is considered pursuant to policy DC1.4 of the UDP since the set back and lowered roof creates an extension which is subservient to the host property. It also alleviates terracing implications between 29 and 31 Belhaven Road. Policy DC1.1 states that the Council would not normally approve rearward extensions of more than 3.65 metres, the submission only extends 2.41 metres from the rear building line and so is pursuant with policy. Therefore, the siting and form of the extension is considered acceptable.

Car parking

1 off-street parking space is provided for the property within the driveway. Due to the positioning of the front extension building line, some of the driveway would be lost. It is still envisaged that 1 car would be able to park in the driveway.

Bin storage

Bins are currently located within the lean-to porch/garage. As a result of the proposal, bins could be stored at the rear of the property since access would still be possible down the side of the property.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. Amended designs have minimised adverse visual implications. 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.

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 16 August 2021.
- Drawing- Proposed- Demolition Floor Plans, numbered DWG210712-02, stamped as received by the City Council as Local Planning Authority on 16 August 2021.
- Drawing- Proposed- Plan, stamped as received by the City Council as Local Planning Authority on 16 November 2021.
- Drawing- Location Plan- The Location Plan, stamped as received by the City Council as Local Planning Authority on 31 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 Manchester Core Strategy.

3) 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.

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.

Appendix 1 – List of consultees & neighbours notified

6 Kenslow Avenue, Manchester, M8 4FF
5 Kenslow Avenue, Manchester, M8 4FF
27 Belhaven Road, Manchester, M8 4WG
31 Belhaven Road, Manchester, M8 4WG
34 Belhaven Road, Manchester, M8 4NR
33 Belhaven Road, Manchester, M8 4WG
25 Belhaven Road, Manchester, M8 4WG
38 Belhaven Road, Manchester, M8 4NR
36 Belhaven Road, Manchester, M8 4NR
32 Belhaven Road, Manchester, M8 4NR

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
Area Team Boundary - Name: NORTH1