MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131076/FH/2021
Date registered valid:	14 July 2021
Proposal:	Erection of single storey side and rear extension and part first, part two storey side extension
Address:	64 Polefield Road, Manchester, M9 7FL
Ward(s):	Charlestown Ward
Applicant:	Mr Stuart Davidson 64 Polefield Road, Manchester, M9 7FL
Agent (if any):	PJH Architectural Services Office Number 3, 88A Chapel Street, WN7 2DB
Case officer:	Janine Renshaw-Livesey Tel: 0161 234 4555 Email: janine.renshaw-livesey@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 September 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 14 September 2021 Expired: 21 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to a two-storey semi-detached dwelling house in the Charlestown ward of North Manchester. The property benefits from a front garden which provides off street car parking and a long rear garden. The proposal includes the demolition of the existing conservatory which measures 2.7m in height and projects from the original rear elevation of the dwelling house by 4m. Two further extension would be demolished including a single storey rear and a side garage.

The submitted application seeks planning permission for the erection of single storey side and rear extension and part first, part two storey side extension. The dimension of the single storey rear extension is 4m projection x 9.8m width x 3.2 metres height, and the two storey side extension is 2.9m width x 5.1m length. The ground and first floor are setback by 1 metre.

Site History

F11525 Erection of garage side of dwelling house. Approved.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and one objection was received raising the following concerns:

- The single storey rear extension due to its height, scale and massing will result in blocking out light.
- One proposed drainpipe is inadequate.
- The side extension would result in further narrowing of the side alleyway.
- The extension will result in an increase of cars to the property.
- The flat roof may be used as a balcony and cause overlooking.
- *The rear extension due to its design would be out of character with the house and de value properties.

The objection raised relating to planning matters will be address within the main body of the report. However, the remaining issues raised in terms of inadequate draining is a building regulations matter and the assumed devaluation of nearby properties as a result of the extension is not a material consideration when determining planning proposals. The issues raised in relation to the flat roof being used as a balcony would require planning additional planning permission and overlooking would be part of a planning consideration.

Environmental Health recommended a gas condition however, the required gas information was provided prior to the application being determined. Therefore, the gas condition was no longer required.

Issues

POLICIES

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;

o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and

o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources

prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

UNITARY DEVELOPMENT PLAN SAVED POLICIES

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)

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 (5ft) 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.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)
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
- Protect and enhance the built and natural environment

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.
- 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.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES

The submitted application proposes the erection of a two-storey side and a single storey rear extension. There are no windows proposed along the side elevations. The proposed windows being on the rear and front elevation at ground floor and first floor level and an obscurely glazed front en-suite window at first floor level.

Principle- The principle of extending an existing house for continued use as a single-family dwelling in a predominantly residential area is considered acceptable.

The two-storey side extension does not project beyond the rear elevation of the original dwelling house and abuts the boundary with the public footpath that flanks the entire boundary of the site. The alleyway allows a significant gap between the application site and the non-adjoining residential property. Currently, the existing plans show built form including a garage and a single storey extension along the boundary facing the alleyway and built form comprising of a leam to extension and conservatory along the along the shared common boundary between the adjoining property no 66 Polefield Road.

Residential Amenity

It is not considered that the proposed extension would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties. The overall projection of the singe storey rear extension measures 4m from the original elevation of the dwelling house and replaces an existing 1m rear extension. The neighbouring property no 66 Polefield Road also has an existing rear extension with a projection of approximately 1m. Therefore, when viewed from the rear garden of no 64 Polefield Road, only 3m of the rearward's projection would be visible. The height of the extension is 3.2 meters and is similar in terms of height, scale and massing as the conservatory it replaces. Due to the south facing orientation of the rear extension it is not anticipated that there would be sufficient harm in terms of shadowing that would warrant refusal of the proposal. It is envisaged that there would be a minimal amount of shadowing at certain parts of the year in a small proportion of the garden consistent with the current situation. Despite the two-storey side extension abutting the alleyway it has a 1m setback at ground and first floor level and terminates at the original rear elevation of the dwelling house and has an overall length of 7.3 metres. The alleyways runs the entire length of the garden front to rear and therefore, given the size, scale and massing of the two storey side extension it would not appear to be overbearing or over dominant from within the public realm of the alleyway nor have a detrimental impact for the occupies of no. 62 Polefield Road, and as a result is considered to be acceptable.

Visual Amenity

The proposal is in scale with the existing property, and the materials to be used would match those of the existing house and a condition would be attached to any consent granted to the effect. The set back and the roof height allow that proposal to appear subservient to the main dwelling house. The proposal includes the demolition of two rear extensions, one of which has a sloping roof and projects approximately 1m from the rear elation and has a flat roofed conservatory attached. The implementation of the singe storey extension rationalises the varying designs of the existing extensions and as a result it is felt that it would not adversely affect the appearance of the existing dwelling or visual amenity within the area or have a detrimental effect on the street scene and is therefore considered to be acceptable.

Car Parking

The proposed extension would not alter the driveway car parking provision on site and give that the amount of car parking the proposal is considered to be acceptable and consistent with UDP Policy DC1.1 and Core Strategy Policy DM1.

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 polices 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:

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:

2021-1544-P-102 Rev A, 2021-1544-P-103, 1544-P-106 Rev A, stamped a received on the 10 September 2021 and the Bisque Gas barrier Details and drawing number 2021-1544- P-107, received electronically on the 28 September 2021 by the City Council,

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved drawing numbers 2021-1544-P-102 Rev A, 2021-1544-P-103, 1544-P-106 Rev A, stamped a received on the 10 September 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Prior to the first occupation of the development, the first floor en-suite front window shown on drawing numbers 2021-1544-P-102 Rev A, 2021-1544-P-103, 1544-P-106 Rev A, stamped a received on the 10 September 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.

6) The gas membrane protection arrangements shall be carried out in accordance with the Bisque Gas barrier Details and drawing number 2021-1544- P-107, received electronically on the 28 September 2021 by the City Council, as Local Planning Authority. The approved scheme shall be implemented prior to the development commencing.

The development shall be implemented in accordance with the approved details.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

57 Charlestown Road, Manchester, M9 7AB
55 Charlestown Road, Manchester, M9 7AB
57 Polefield Road, Manchester, M9 7EN
62 Polefield Road, Manchester, M9 7FL
61 Polefield Road, Manchester, M9 7EN
59 Polefield Road, Manchester, M9 7EN
53 Charlestown Road, Manchester, M9 7AB
66 Polefield Road, Manchester, M9 7FL

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1