

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131050/FH/2021

Date registered valid: 13 July 2021

Proposal: Erection of single storey extensions to front and rear, together with the installation of a raised deck to the rear, alterations to the front dormer and external landscaping involving new steps and wall

Address: 6 Hargrave Close, Manchester, M9 0RU

Ward(s): Higher Blackley Ward

Applicant: Donna and Andy Thompson 6 Hargrave Close, Manchester, M9 0RU

Agent (if any): Mr Simon Jackson SJ Designs 203 Bury New Road, Ainsworth, Bolton, BL2 6QQ

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

Recommendation: Approve

Date of recommendation: 18 August 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: 20 July 2021 Expired: 10 August 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 is a detached house in a residential cul-de-sac in the Higher Blackley ward of Manchester.

The proposal intends to extend the front of the 'L' Shaped property by 1.8m x 5.3m to increase the size of the front room living area. The small front extension would impact on the existing dormer roof extension which requires modified as part of this scheme. The proposal includes a single storey rear extension measuring 3.1m x 10.2m to increase the rear dining/ living area. In addition to the extensions the proposal includes the creation of a raised decked area to the rear measuring 3m x 10.70m the same dimensions as the existing patio area.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Environmental health recommended a gas membrane condition.

Issues

POLICIES

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

NATIONAL PLANNING POLICY FRAMEWORK

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

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 well being of residents

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.
- 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

RESIDENTIAL/VISUAL AMENITY

The submitted application is for the erection of a sloped roof single storey rear extension measuring 3.1m projection x 10.2 m width and measures 3.9m at the highest point.

The application site relates to a detached property, which sits within a large rectangular plot and is positioned considerably further back than the neighbouring property. Therefore, the height, scale and massing of the rear extension is not considered to have any detrimental impact on the surrounding properties, in terms of visual amenity and there are no windows purposed on the side elevation. The decked area is required to rationalise the change in floor levels where currently steps are required to access the patio area. The decking serves as a replacement to the flagged patio area and therefore, given its relationship to the surrounding residential properties the proposal would not have any detrimental impact in terms of residential amenity.

Patio doors and Velux windows will provide additional lighting to the rear extension. The proposed openings do not pose issues in terms of residential amenity; overlooking or privacy. A condition shall be applied to any approval regarding o further windows in any of the elevations.

The small front extension infill's an area to create a larger living room and pulls the front elevation of the property on to the same plane as the remaining elevation. As a result of the front extension, modification of the cat slid roof is required to allow the roof of the extension to knit into the existing roof, and alterations to the front dormer is also required. The front extension including the front dormer are considered to be acceptable as they have no determinant impact on the residential amenity of the occupiers of the surrounding properties and therefore does not create any significant impact in terms of visual and residential amenity or within the local surrounding area.

DESIGN & APPEARANCE

The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms. Each of the houses in the immediate vicinity are individually designed and therefore altering the front elevation does not detract from the architecture of the dwelling house nor is it detrimental to character of the 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

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:

No5, No6, No7, No8, No9, No10, No11 and No12, and the Location Plan, stamped as received 13 July 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 windows or doors shall be inserted into the elevations of the extension hereby

approved other than those shown on the approved drawing numbers No5, No6, No7, No8, No9, No10, No11 and No12, stamped as received 13 July 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 commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

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 policy EN18 of the Manchester Core Strategy (2012).

6) Prior to the first occupation of the development, the first floor en-suite side window shown on drawing numbers No5, No6, No7, No8, No9, No10, No11 and No12, and the Location Plan, stamped as received 13 July 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

99 Boothroyden Road, Manchester, M9 0SD
4 Hargrave Close, Manchester, M9 0RU
15 Hargrave Close, Manchester, M9 0RU
13 Hargrave Close, Manchester, M9 0RU
11 Hargrave Close, Manchester, M9 0RU

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