

Planning**Strategic Development****Delegated officer report for planning application**

Application no. 131026/FH/2021

Date registered: 26 July 2021

Proposal: Part retrospective including installation of Juliet balcony. Erection of new porch to front elevation, single storey rear extension to form additional living accommodation, erection of a single storey outbuilding and raising of existing boundary treatment to front side/east elevation form together with new gate

Address: 1 Alan Womack Close, Manchester, M8 4RB

Ward(s): Crumpsall Ward

Applicant: Alina Raina 1 Alan Womack Close, Manchester, M8 4RB

Agent (if any): Neil Collins NC Architecture, The Island St Anns Parade, SK9 1HG

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adammitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20/09/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 August 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 2 August 2021 Expired: 23 August 2021
Printed: 10 September 2021 Expired : 17 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to a newly built property following the implementation of a recent

planning permission for the erection of 7x two storey family dwellinghouses with associated car parking, landscaping and boundary treatment (108778/FO/2015-Approved November 2015). This permission was subject to conditions including the following:

18) 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 extensions, outbuildings, extensions or alterations to the roof, use of garage other than for domestic and vehicle storage, additional openings/windows/doors within the side elevations of the dwellings hereby

approved, shall be erected, inserted or carried out, unless Planning Permission is specifically granted.

The application property relates to 1 Alan Womack Close. It is a 2 storey, 4 bedroom, detached property within the North Manchester ward of Crumpsall. It is a white rendered brick property, with a built-in garage. The property benefits from a small front garden sited alongside the driveway and a substantially sized rear garden. 3 Alan Womack Close shares a boundary with the applicant property. 1 Alan Womack Close is one of 5 properties within the cul-de-sac.

Description of Development

The submitted application seeks planning permission for the erection of new porch to front elevation, and single storey rear extension to form additional living accommodation. Furthermore, applicant seeks consent for erection of a single storey outbuilding and alterations to boundary treatment to front and side/east elevation together. Additionally, part retrospective application for the elevational alteration including installation of a Juliet balcony to the rear elevation.

The agent was advised early on in the planning application process surrounding concerns about the proposed scale, bulk and overbearing impact the boundary treatment could have on the surrounding environment. Clarification was requested for the creation of the boundary treatment and the requirement for sufficient site lines and protecting pedestrian safety; in particular, small children who may be accessing the adjacent footpath.

Following negotiations, the proposal has been revised in the interest of residential and visual amenity. Clarification has been provided in relation to the proposed new boundary treatment. (Email dated 9 September 2021 and attached revised plans)

-Existing & Proposed DRAWING NUMBER P-201 REV 01

The proposed development would comprise the following:

1) Erection of a new porch to front elevation and single storey rear extension

The proposed porch will have a total height of 3.5 metres with the height of the eaves measuring 2.4 metres. The porch will span 3.3 metres wide, consisting of matching roof materials identical to original dwellinghouse, alongside the insertion of 2 windows on the front elevation. The proposed single storey rear extension would span nearly the entire width of the original house measuring 9.6 metres, therefore leaving a gap of 0.2metres with the south facing side elevation. The rear extension has a total height of 3.075 metres and is set away from the adjoining boundary by approximately 5.5 metres and has a rear projection of 2.8 metres. Glazed bifold doors will occupy the west elevation and face out into the rear garden, the north elevation will consist of brickwork and the south elevation will be fixed glazed. Anthracite grey glazed panels form the roof fabric.

2) Erection of single storey outbuilding

The single storey outbuilding extension will be situated along the shared rear boundary with 23 and 25 Wilton Road and have a total height of 2.5 metres with a width of 5.5 metres. Brickwork will constitute the main material used, alongside an anthracite grey roller shutter down to match the existing doors.

3) Alterations to boundary treatment to front and side/east elevation

The existing boundary treatment would in-part be retained (i.e maintaining the brick wall height 0.65m along the boundary treatment). It is then intended to introduce brick pillars increasing to 1.4m with cast iron fencing raising to 1.4m to meet the brick pillars. The proposed driveway gate maximum height of 1.4 would open outwards due to it not directly affecting the sight lines out into the housing development, mitigating any concerns over pedestrian safety.

Consultations and Notification Responses

Local residents were notified for 21 days concerning the original application and a further 7 days for the revised application. Several responses were received regarding the original application. Comments can be summarised as follows:

- 3 concerns were raised regarding the visual amenity of such an intrusive and overbearing brick wall, not in keeping with the look and nature of the recently new housing development.
- Concern raised regarding the outbuilding positioning and possible overshadowing impacts it may have on neighbouring properties.

Further to the receipt of revised drawings a 7-day neighbour consultation was carried out and 1 response was received. This concern was surrounding the outbuilding at the rear of the boundary.

Comments on Objections: The main issue raised in regard to the boundary treatment has been identified and processed back to the agent who was given clear instructions that if they boundary wall wasn't reduced then this application was a clear refusal. The revised drawings will now be considered in the issues section of this report.

Highway Services- No objections to the proposed application.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

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:

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

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.

UNITARY DEVELOPMENT PLAN SAVED 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:

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 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.

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.

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;

- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

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 EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle

The proposed development is for the erection of new porch to front elevation, and single storey rear extension to form additional living accommodation. Applicant seeks

consent for erection of a single storey outbuilding and alterations to boundary treatment to front and side/east elevation together. Additionally, part retrospective application for the elevational alteration including installation of a Juliet balcony to the rear elevation. This is considered acceptable in principle as many people prefer to extend their homes rather than move in order 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.

Issues

Residential & Visual Amenity

Impact of works- (**Erection of a new porch to front elevation and single storey rear extension**)- These proposed works are to facilitate additional living accommodation, it is not considered that the development would result in undue overlooking or loss of privacy. The proposed windows along the rear extension feature within the west elevation overlooking the rear garden, with the windows facing the south elevation will be fixed glazing and limited in impact due to the south elevation boundary treatment blocking any potential line of sight into neighbouring properties. There is considerable separation from the properties along these elevations, therefore it is considered acceptable. The proposed development would also allow for amenity space to be retained along the front and rear of the application site, with the existing off-street car parking site to be maintained.

Impact of works- (**Erection of single storey outbuilding**)- There was an objection to the erection of the outbuilding situated along the rear boundary regarding overshadowing and intrusive impact to the neighbouring property. However, after careful consideration it is believed that due to the position of the outbuilding, and the boundary treatment wall acting as a buffer the impacts of this 2.5 metre high single storey outbuilding will be negligible. Due to the outbuilding being situated at the western most point within the curtilage there would be little to none extra shadowing caused by this extension onto the neighbouring property and therefore considered to be in accordance with UDP DC1 and SP1 and DM1 of the Manchester Core Strategy.

Impacts of works- (**Alterations to boundary treatment to front and side/east elevation**)- In relation to the proposed new boundary treatment, the submitted information indicates that the height of the brick wall will be maintained. This requirement was crucial in maintaining the general visual amenity of the application site and preventing an overbearing feature visible to neighbouring properties in the housing development. The proposed height of the new boundary treatment is considered acceptable, mitigating the agents concerns regarding the applicant's privacy with cast iron fencing increasing to 1.4 metre, therefore increasing the transparency and maintaining the design approach previously established through the planning permission. The proposed development would also allow the erection of new gates which in terms of materials match the existing doors. Additionally, there is no

undue impact on the sight lines given the location of the front entrance to the property is set back from the road by 11 metres.

On balance, the proposed application is considered to be acceptable in terms of its impact on residential and visual amenity as there are no unduly overwhelming, overshadowing or loss of privacy impacts and is therefore considered to be in accordance with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies, EN1, DM1, SP1, EN19; and the Saved Unitary Development Plan Policy DC1.

Siting

The application building sits on a prominent position along the Alan Womack Close streetscene and therefore, the proposed development can be seen from the immediate highway and adjacent footpath. However, the proposed works would be contained within the existing curtilage of the application site, or along the common shared boundary, and given the revisions to the initially submitted plan, it is considered that the revised proposal would not adversely affect the streetscene, pedestrian safety or neighbouring houses, specifically those at nos. 3 and 2 Alan Womack Close and 23 and 25 Wilton Road. There is also a significant separation from the properties along the rear elevation of the application site. On balance, it is therefore considered that the proposed development sufficiently meets the requirements set out in Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Height Scale and Massing

The additional living accommodation proposals in the form of the rear extension is consistent with the guidance in City Councils saved policy DC1.3 (a) regarding rearward extensions. The proposed rear extension would be approx. 5.5 metres from the shared rear boundary with 23 and 25 Wilton Road. Along the south side elevation a gap of 0.2 metres is proposed with the original elevation and fixed glazing will be inserted to prevent line of sight with neighbouring properties alongside the current protection the common boundary treatment provides with neighbours on Wilton Road. Anthracite grey panels roof design is proposed. Additionally, the front porch extension will match the existing roof materials utilised, with a white render and brickwork consisting the main bodywork of the porch. The height and width of the proposed porch is consistent and would not be out of character for this housing development.

Furthermore, in terms of the outbuilding proposal along the common rear boundary the maximum height of this proposal is 2.5 metres with the shared boundary treatment fence sharing a similar height therefore not becoming an overbearing building to the neighbours on 23 Wilton Road. The outbuilding will be well hidden from the streetscene at the rear of the property and used predominantly for storage. Brickwork will makeup the main material utilised with a flat zinc roof occupying the roof design.

The proposed boundary treatment to the front and side elevation is intended to maintain the existing brick wall height of 0.65metres along the treatment line mitigating concerns raised by neighbouring occupiers addressing the intimidating and out of character 1.4metre brick wall initially proposed. Brick pillars will be increased to 1.4 metres with cast iron fencing increased to match the proposed heigh of the pillars, the

new anthracite grey gate (1.4 metres in height) will match the existing doors and will open outwards due to sufficient sight lines associated with the highway in the housing development. Therefore, protecting pedestrian safety and in particular neighbours who may be accessing the footpath on their route to their properties can be easily seen when a vehicle is manoeuvring from the proposed driveway.

On balance, it is therefore not considered that there would be an undue impact from the proposed development in terms of the proposed height, scale and massing on the neighbouring occupiers, specially those at no2. Alan Womack Close and 23 and 25 Wilton Road; and therefore it is considered that the proposal sufficiently accords with the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Design and appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The majority of materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

The existing waste management arrangement will not be affected. Bins will be stored within curtilage, sufficiently screened behind boundary treatment and brought to the back of pavement on collection days; pursuant with the Manchester Core Strategy Development Plan Document Policy EN19.

Objectors Comments

In terms of planning issues raised by the objectors, these have been duly considered in the issues section above.

The suggestion by the objectors regarding the original plans to the boundary treatment played a significant factor in rejecting the initial proposal, instructing the agent of the need of revised plans in order for this application to pass. The neighbours were given a further consultation period to object to the revised plans however none were lodged with the City Council. The proposed boundary treatment along the front and side elevation is now considered acceptable, with the existing brick wall height being maintained with the intention to increase the cast iron fence up to the 1.4 metre height of the brick pillars. This proposal satisfies the applicants' need for security for their young family whilst not erecting an intimidating or oppressive 1.4 metre brick wall feature that presents a serious visual amenity to the surrounding neighbours.

The other comment raised by an objector in regards to overshadowing and overbearing impacts of the outbuilding are negligible, due to the location of the proposal and the boundary treatment preventing the outbuilding for towering over and projecting a considerable amount of shadowing to the garden, it was therefore deemed acceptable.

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 agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance the initially submitted plan has been revised given the concerns surrounding the proposed scale, bulk and overbearing impact of the boundary treatment. These matters were subsequently addressed and revised plans submitted, (Email from agent dated 09/09/2021 and attached revised plans). The local planning authority had no other issues to raise with the agent, but have attached appropriate conditions to the approval.

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 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: Location plan and drawings number P-200, P-100 REV 01 and P-201 REV 01 received by the City Council as Local Planning Authority as City Council on 12 July 2021, 26 July 2021 and 09 September respectively.

Reason- To ensure the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to commencement samples and specifications of the materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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.

Appendix 1- List of consultees & neighbours notified

Highway Services- No objections were raised to this proposal.

2 Alan Womack Close, Manchester M8 4RB

3 Alan Womack Close, Manchester M8 4RB

4 Alan Womack Close, Manchester M8 4RB

5 Alan Womack Close, Manchester M8 4RB

6 Alan Womack Close, Manchester M8 4RB

21 Wilton Road, Manchester M8 4NG

23 Wilton Road, Manchester M8 4NG

25 Wilton Road, Manchester M8 4NG

27 Wilton Road, Manchester M8 4NG

29 Wilton Road, Manchester M8 4NG

31 Wilton Road, Manchester M8 4NG

3 Mountford Avenue, Manchester M8 4LN

4 Mountford Avenue, Manchester M8 4LN

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