

Planning**Growth & Development****Delegated officer report for planning application**

Application no. 131164/FH/2021

Date registered valid: 26th July 2021

Proposal: Erection of a two-storey side extension to form additional living accommodation

Address: 128 Woodlands Road, Manchester, M8 0NQ

Ward(s): Cheetham Ward

Applicant: Mr Rihab Al-Asadi

Agent (if any): Mr Muhammed Farooq, Building Services Design 6 Stock Close, Rochdale, OL12 6BB

Case officer: Adam Mitchell
Tel: 01612344165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14.09.2021

Application details

Type of application: Full Householder Application

Development type: Household

Date of site visit: 09.08.21

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed 02.08.21 Expired 23.08.21

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

This application site relates to a semi-detached brick built dwellinghouse located in the Cheetham Ward of North Manchester. The property lies along the highly residential Woodlands Road, with dwellinghouses encompassing the rear and a private alleyway acting as a 2-meter buffer with properties situated to the west.

The property incorporates garden area to the front and rear and off road parking runs along the front and side of the property. The principal elevation of the property consists of a pitched roof shared with the attached semi and a gable end. The property benefits from off street parking at the side and a front and rear garden.

Description of Development

The application seeks planning permission for the erection of a two storey side extension on the non-adjoining side to form additional living accommodation. The proposed two storey side extension would consist of a 1.5metres setback from the principal elevation, with a rear projection of 1 metre from the original house. The extension entails a maximum height of 7metres, eaves height of 5.2metres, side elevation width of 8 metres, rear elevation width 3.2 metres and front width of 2.9metres. At the maximum distance the extension would be 4.5 metres from the shared rear boundary.

Consultations Responses

Local residents were notified however no responses were received.

Environmental Health- No objection in principle however did set the following pre-commencement conditions;

- I. Approved acoustic consultant's report needs to be completed.*
- II. Recommendation of a Gas Membrane to be applied*
- III. Noise insulation and ventilation scheme against noise from the Metrolink*

Policies

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.

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.

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 a two storey extension to a residential dwelling, 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.

Residential and Visual Amenity

The application is considered to be consistent with the aspirations of policies directly related to two storey side extensions as they would meet the requirements identified in the NPPF. The proposed side extension is not considered to have detrimental impact on the residential amenity currently experienced by neighbouring residential users.

Being able to achieve a minimal impact to residential amenity is a core requirement under the NPPF and is evident within Chapter 12. Achieving well-designed places, *'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.'*

Assessing the applicant's proposal, the application complies with the requirements under the saved DC1 of the UDP. The extension is considered to be subservient to the host property as the first floor element of the side extension is set back by approx. 1.5 metres. Additionally, the proposed roof height is 0.4 metres lower compared to the original roof height. This set back of 1.5 metres is considered sufficient to mitigate against any potential terracing impacts and therefore does not create an unsympathetic approach to the street character. This is considered acceptable against the principles set within DC1.4,

'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'

The proposed extension does not extend the full width of the original property and due to the private gateway this creates adequate separation to the properties on the western side of the development thus maintaining the privacy distances required. Preventing intrusive and overbearing impacts on 85 and 87 Cardinal Street which are paramount objectives when evaluating against DC1.3.

There would be no windows in the side elevation of the extension and therefore it is not considered that there will be any significant overlooking/privacy impacts of the development on neighbouring occupiers. The applicant intends to match the materials with that of the existing house. Given the relationship of the application property with the rear gardens of 2 and 4 Greenford Road serious consideration was given to visual amenity of the two storey extension especially with the rear elevation window, however there is still adequate distance between the proposal and the site boundary with an interface acting as a buffer between the properties, therefore not becoming overbearing or intrusive.

Additionally, a condition will be implemented alongside the approval which prevents any further Permitted Development situated along the side elevation, maintaining privacy for neighbouring occupiers.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Height, scale and massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two-storey extension has tied in with the existing building. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the

proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

Waste Management

The site has sufficient land at the front and rear to maintain the appropriate storage of bins. It is considered acceptable and in accordance with Core Strategy policy EN19.

Parking

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Negotiations

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 agent in a positive and proactive manner by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

Human Rights Act 1998 Consideration

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 application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must not begin no 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:

Location plan and drawings number 1761/1 and 1761/2 received by the City Council as Local Planning Authority as City Council on 22nd 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) Prior to the commencement of development appropriate and comprehensive construction details 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).

- 4) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

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.

- 5) 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 drawings numbered 1761/1 and 1761/2 received by the City Council as Local Planning Authority on 22nd July 2021.

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

Appendix 1- List of consultees & neighbours notified

Environmental Health

126 Woodlands Road Cheetham Manchester, M8 0NQ

85 Cardinal Street Manchester, M8 0WP

157 Woodlands Road Cheetham Manchester, M8 0NG

87 Cardinal Street Manchester, M8 0WP

4 Greenford Road Manchester, M8 0NW

2 Greenford Road Manchester, M8 0NW

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Area Team Boundary - Name: NORTH1