

HEAL Planning
Hooper Enterprise Associates Limited
11 St Marys Place
Shrewsbury
Shropshire
SY1 1DZ

Email:
applications@healassociates.com
Telephone: 01743 369911

HEAL

PLANNING APPEALS

DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION

SITE: 21 Pytha Fold Road, Manchester, M20 4UH

APPLICANTS: Mr. Zak Rashid

APPLICATION DESCRIPTION: A revised application to support a planning application for a part single, part two storey rear extension to provide additional living accommodation.



Introduction

This planning design and access statement has been prepared by Heal Planning Associates to accompany a revised planning application asking for retrospective permission to allow the retention of a part single, part two storey rear extension for Mr Zak Rashid of 21 Pytha Fold Road, Manchester.

The applicant's property consisted of a kitchen, dining room, lounge and entrance hall on the ground floor with 3 bedrooms and a small bathroom on the first floor. The applicant's proposal created a modern light filled functional family home by extending the premises at the rear; providing extra space to develop a larger kitchen and an open plan living area, whilst also creating a much-needed ground floor toilet. The extension also provided the room to create a fourth bedroom on the first floor at the rear of the property.

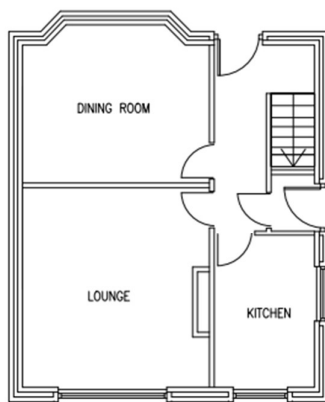
Originally permission was granted for an extension under application reference number 125459/FH/2019, however when the extension was constructed it did not accord with the approved plans. A retrospective planning application was then submitted to regularise what had been built on site. This was refused with the refusal reasons being:

1. The development, by reason of its scale, design, materials and relationship to the original house; forms an overly dominant and visually obtrusive feature within the street scene and is incongruous with the character of the area in general, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the guidance within the National Planning Policy Framework.
2. The development, by reason of its proximity to the shared boundaries, together with the scale, bulk and massing and materials of the extension, is considered to have an overbearing impact upon the occupiers of the adjoining properties No's 19 and 23 Pythafold Road and creates an intrusive feature as viewed from surrounding homes and gardens, to the detriment of residential amenity. The proposal is therefore contrary to policies SP1 and DM1 of the Manchester's Core Strategy Development Plan Document and saved Unitary Development Plan policy DC1 and the guidance within the National Planning Policy Framework

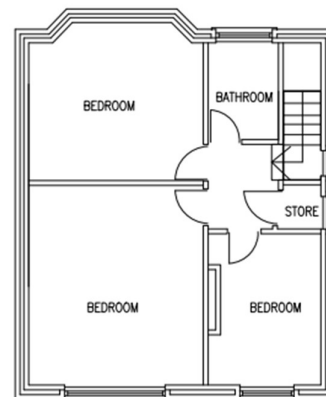
Subsequently an appeal against the refusal of this planning application was lodged in January 2021. Whilst the appeal was dismissed, the Inspector agreed that the extension in relation to size, design, impact on neighbours and impact on the property and area was acceptable as built. However, they felt that the render was not acceptable and dismissed the appeal on this point only. A copy of the Inspector's decision is attached as appendix A. This application is therefore to gain approval for the extension as built but with the removal of the render, thereby making it acceptable as confirmed by the Planning Inspector.

Site Description

The applicant's property is a mid-twentieth century three-bedroom semi-detached house set within its own curtilage on Pytha Fold Road in Didsbury, Manchester. The area of Didsbury is an established residential area on the outskirts of the City of Manchester. The applicants site comprised of a three bedroomed semi-detached house with a small Kitchen, Living room and Dining room on the ground floor. The first floor of the applicant's property consisted of three bedrooms and a small bathroom.



EXISTING Gnd. FLOOR LAYOUT
(SCALE 1:50)



EXISTING 1st. FLOOR LAYOUT
(SCALE 1:50)

The plans above show the premises in its original form before the existing extension was created in 2020. The side door to the property will be removed to allow space to construct a ground floor toilet.

Supporting Information



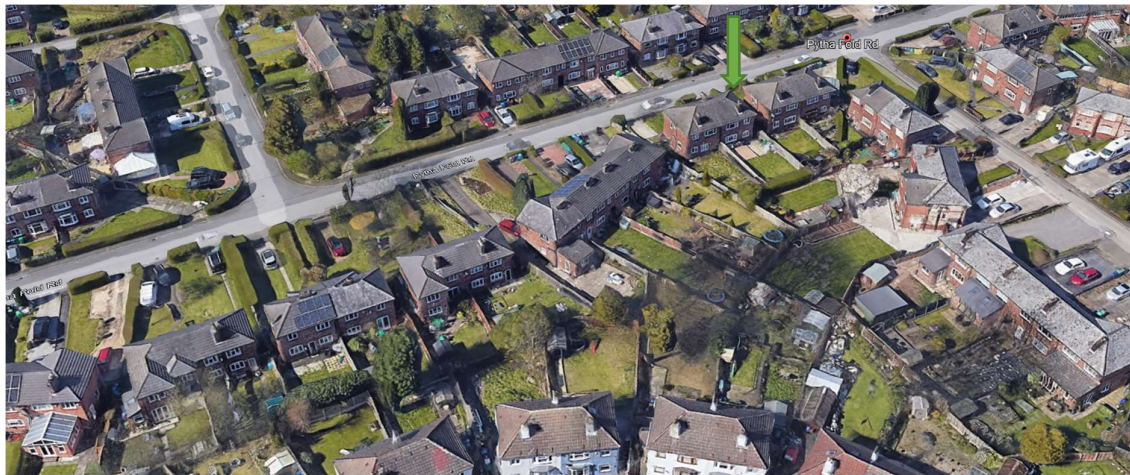
The green arrow denotes the applicant's property, The blue arrows denote single and double height rear extensions in the immediate vicinity of Pytha Fold Road.



The green arrow shows the position of the applicant's house on Pytha Fold Road. The houses in the area surrounding the applicant's property have a mixture of extensions and alterations.



The green arrow shows the applicants property before the current extension was constructed. The image shows that there is enough room available at the rear of the property to successfully create the slightly larger than permitted extension without raising any material considerations.



The green arrow shows the applicants property from the rear. It can also be seen from the image that other properties on Pytha Fold Road or near the applicant's house have a mixture of single and two storey rear extensions.

Relevant Planning History

Set out below for completeness are the details of the applicants' previous applications and appeals undertaken for permission to construct the extension in question.

Erection of a part single, part two storey rear extension to provide additional living accommodation with elevational alterations

21 Pytha Fold Road Manchester M20 4UH

Ref. No: 125459/FH/2019 | Validated: Mon 18 Nov 2019 | Status: Decided

Erection of a part single/part two storey rear extension together with a hip to gable extension and increase in height of existing roof to form additional living accommodation

21 Pytha Fold Road Manchester M20 4UH

Ref. No: 126972/FH/2020 | Validated: Wed 24 Jun 2020 | Status: Decided

Retrospective application for the retention of a rendered part single part/ two storey rear extension with Juliet balcony to form additional living accommodation

21 Pytha Fold Road Manchester M20 4UH

Ref. No: 129135/FH/2021 | Validated: Tue 19 Jan 2021 | Status: Decided

Design

The applicant's extension consists of a 4-meter-deep ground floor extension to the rear of the property which provided space to create a larger kitchen and an open plan dining room area for the applicant and their family. A ground floor toilet was also created due to the reconfiguration of the existing ground floor space. The ground floor of the property now provides a well-lit multi-functional family space.

The 3 meter deep first floor extension created above the kitchen and dining room at the rear of the property, was created to provide the room for a much needed fourth bedroom at the property.

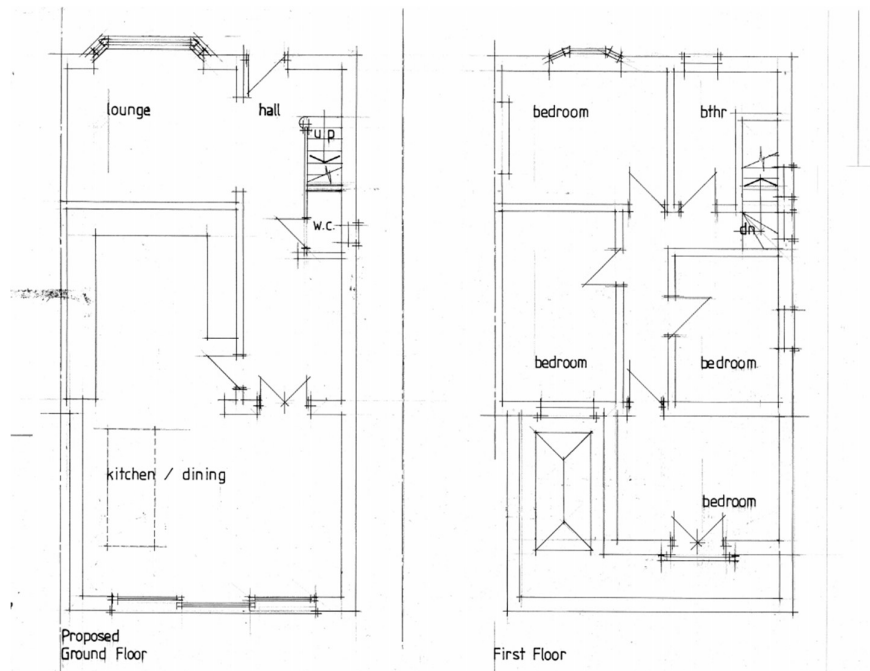
The ground and first floor extension were constructed using a brick and blockwork cavity wall design with a gable ended roof clad in Marley tiles to match the existing roof cladding. Windows and doors were specified to match the existing doors and windows of the property.

Internally the property's new layout provides a larger open plan kitchen and dining room that benefit from the installation of large patio doors and a roof light to help create the light-filled functional property that the applicant requires for a family home.

The construction of the extension will have no impact on the ecology and biodiversity on the site.

The plans below show the floor plan of the extended property and how the new space provided by the extension has been used to create new spaces and enlarge frequently used family spaces such as the Kitchen and Dining room.

The addition of a downstairs toilet is made possible by the removal of the side door to property.



Access

The property is accessed via Pytha Fold Road. The access to the property remains the same, the applicants have had the driveway improved so it will provide parking spaces for both the families cars. The improvements to the front of the property help to create a safer street as fewer cars will be parked on it. The extension will not increase the volume of traffic in the area.

National Planning Policy Framework

The National Planning Policy Framework must be considered when considering individual planning applications. The following policies contained within it are considered wholly relevant to the proposal and lend support to it.

Para 2: Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements. The NPPF confirms that it should be a material consideration in planning decisions and so the following sections are considered as presenting considerable material planning support to the application. **The NPPF confirms that it should be a material consideration in planning decisions and so the following sections are considered as presenting considerable material planning support to this application. Whilst local planning policies should present weight to the proposal, the NPPF also presents the Council with sufficient enough grounds to accept this application, in particular, the references made within the NPPF to achieving sustainable development and “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.**

Para 3: The Framework should be read as a whole (including its footnotes and annexes). General references to planning policies in the Framework should be applied in a way that is appropriate to the type of plan being produced, taking into account policy on plan-making in chapter 3. **This**

demonstrates how the NPPF must be considered as-a-whole and equally by implication the same should apply to the application of individual policies contained within the LDP.

This application is supported by policies within the NPPF and the Local Development Plan that taken together should present the proposal for approval.

Para 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. **This proposal is meeting the needs of the applicants who wishes to utilise space at his property to live a healthy and comfortable life with their family in the area. The proposal will create useful extra space and improve the function of the property so it would benefit future occupants of the property, so can be considered as sustainable development.**

Para 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; **The extension meets the test for economic sustainability as it provides a local family with a place to live in an area that they know, without having to change locations for the need of a larger more accommodating house. Building the extension resulted in work for local builders and local builders' merchants and materials suppliers generating further economic activity locally. The nature of the extension will also result in the council tax valuation being reviewed which will generate ongoing revenues for the council.**
- 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; **The extension provides much needed personal and social space for the applicant and their family. At ground floor level the extension provides two large well-lit spaces that will have a positive impact on the family's health and well-being. A ground floor toilet was created which is a much-needed amenity in a modern family home. A further bedroom was created by the extension at the rear of the property providing much needed personal space within the home for family members.**
- 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 proposal meets environmental objectives as it developed a small area of land within the curtilage of the property into a modern functioning part of a house that provides a family with a home without causing materials considerations to arise within the locality. It creates a vibrant addition to the community and the family home housing stock in the area is slightly improved by being modernised and providing the flexible accommodation that families need. Also, in an environmental context the development has no impact on the ecology and biodiversity in the area.**

Furthermore with regards to having an environmental objective, this extension is already built and has used materials to create what is there on site, if this needed to be rectified it would mean existing materials that are in use would be destroyed and disposed of as waste in land-fill, more materials would have to be used to construct the structure that permission was granted for, therefore having a negative environmental and economic effect on this development.

The development discharges the test for sustainable development in all three areas, economic, social and environmental so should be supported.

Para 9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. **The applicant commissioned a local designer with experience in designing extensions in the local area to design the extension, this was passed and given permission.**

Para 11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or

assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. **Manchester City Council is required to look upon sustainable development favourably. As there are no clear reasons not to grant permission a presumption in favour of sustainable development should be made by Manchester City Council.**

Para 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. **This policy lends weight to the proposal, regarding the fact that this dwelling is contributing to the supply of houses in the area, and it is providing a home to a family of local people with specific housing requirements.**

Para 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. **The applicant commissioned a local designer to design the extension, they have used the extension to create a better family home that is spacious, light filled and conducive to healthy modern living.**

Local Planning Policy

Manchester's Local Development Framework Core Strategy Development Plan Document Adopted 11th July 2012.

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

Policy SP 1 Spatial Principles The key spatial principles which will guide the strategic development of Manchester to 2027 are:

The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living.

The growth of Manchester Airport will act as a catalyst for the regional economy and will also provide the impetus for a second hub of economic activity in this part of the City.

Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas. **This policy states that Manchester City Council has put emphasis on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs. The applicant's development was specifically to provide a home that would meet the applicant's needs, diversification of property types needs to be accommodated to meet local needs and it is supported by this section of policy.**

Policy H 6 South Manchester South Manchester will accommodate around 5% of new residential development over the lifetime of the Core Strategy. High density development in South Manchester will generally only be appropriate within the district centres of Chorlton, Didsbury, Fallowfield, Levenshulme, and Withington, as part of mixed-use schemes. Outside the district centres priorities will be for housing which meets identified shortfalls, including family housing and provision that meets the needs of elderly people, with schemes adding to the stock of affordable housing. **This policy supports the applicant's development as it shows that there is capacity to allow housing development in an area that meets identified shortfalls, the applicant's extension creates a four-bedroom property in an area that is dominated by three bedroomed properties. The applicant has an identified need for a larger property to accommodate their family, so the development is helping to meet local needs of diversifying the local housing stock.**

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. **The applicants proposed extension had addressed its issues with appropriate siting, layout and scale, form, massing, materials and detail in a previous application and subsequent appeal. The applicant's extension is a good addition to the local housing stock as it provides a specific residence that is needed within the community and has considered the specific issues that been used as reasons for refusal in previous applications. The permission was granted in application 125459/FH/2019.**

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 design, scale and appearance of the extension brings the building into line with other dwellings in the**

immediate area that have had single or two storey extensions, therefore this policy supports the applicant's extension.

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. **Effects on amenity and the effect of the extension on the overall streetscene have already been determined in previous applications and appeals. The concerns over loss of amenity such as light and privacy for neighbouring properties will not be affected and that the extension was granted permission on these reasons.**

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. **Access to the property has improved, the applicants have created a new hard surface driveway and path to the side of the house that will improve access. The creation of a W/C on the ground floor will have a huge benefit to any disable or elderly people visiting the property.**

Community safety and crime prevention. **The new windows and doors to the property will be modern and will be up to the current standard of secured by design.**

Design for health. **The design of the extension helps to create two large light filled rooms on the ground floor of the property along with a downstairs W/C, this gives the applicant and his family a better amount of personal and shared amenity space within the dwelling that will help contribute to the wellbeing and healthy lifestyle so should be supported.**

Adequacy of internal accommodation and external amenity space. **The extension created the adequate accommodation as before it was inadequate for the growing family to live in. The photographs previously presented in this statement show that the land to the rear of the property is capable of hosting such a structure as the applicant's extension and will still provide adequate external amenity space for the family.**

Refuse storage and collection. **Refuse collection and storage facilities are already established at the applicants dwelling and in the overall immediate area.**

Overall Policy DM1 can be shown to support the applicant's proposal and give weight in favour of approving the development.

UNITARY DEVELOPMENT POLICIES;

CITYWIDE DEVELOPMENT CONTROL POLICIES

1. RESIDENTIAL EXTENSIONS

DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to:

- a) the general character of the property; **The character of the property is well received locally, all issues of its mass, overbearing nature and general appearance have been dealt with in previous applications and appeals. The property is one of the smartest on the road and receives praise from neighbouring properties.**

- b) the effect upon the amenity of neighbouring occupiers; **Careful and considerate design has been used to develop the extension so that it did not affect the amenity of neighbouring properties.**
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs; **The reason for the applicant undertaking this development was to build an extension that would help to transform their family home into a better functioning home for the applicant and their family to live in.**
- d) the overall appearance of the proposal in the street-scene; **The extension is to the rear of the property so has little effect on the general street scene of Pytha fold road.**
- e) the effect of the loss of any on-site carparking. **There is no loss of onsite parking. Two new parking places have been created on the front drive of the property, freeing space on Pytha Fold Road effectively helping to make the street safer by improving general visibility on the street.**

Unitary Development Policy DC1.1 lends support to this application as the extension satisfies many elements of the above policy.

DC1.2 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 the original buildings); **The property is not excessively large or bulky. The extension uses a minimal amount of room when compared to what it provides. The extension is subservient to the main dwelling**
- b) they do not create an undue loss of sunlight, daylight or privacy; **The extension does not cause an undue loss of light to any neighbouring properties.**
- c) they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details; **The applicant's property was finished externally with render, this was a breach in conditions so had to be rectified, as a result the property is not out of character with the other properties on the street.**
- 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. **The applicant's extension will not have an adverse effect on the on-street parking in the immediate area.**

Unitary development Policy DC1.2 lends support to this application as the extension satisfies many of the elements from the policy above.

UNITARY DEVELOPMENT POLICIES; AREA 15 – DIDSBURY AREA POLICIES ENVIRONMENTAL IMPROVEMENT AND PROTECTION.

There are no relevant policies in this collection of extant local policies that are relevant to the applicant's extension.

Conclusion

This planning design and access statement has been prepared by HEAL Planning to demonstrate that the applicant's extension is sustainable development and is fully supported by both local and national planning policy.

As a summary, the design of the extension at 21 Pytha Fold Road provides much needed extra room on both the ground floor and first floor without causing any material considerations. The design of the extension creates a modern light filled environment that is conducive to a modern family environment and supports a healthy family lifestyle.

The extension provides the essential extra accommodation that the applicant and their family need to make their home function well and to provide the personal and social space that the family need for their health and day to day well-being.

The extension is to the rear of the property so will not have an adverse impact on the street scene of Pytha Fold Road.

The extension constitutes sustainable development and will provide a good contribution to the Local Authorities housing supply so should be accepted as sustainable development.

The extension fits well within the area, it does not appear overbearing as the majority of the extension is to the rear and at ground floor level.

As the proposal has already been constructed and is only slightly larger than the proposal that received permission it would be an unsustainable act of amending the extension. Materials would have to be taken down, destroyed and sent to landfill, more materials would have to be purchased to make good the extension and furthermore the local residents would have to endure having a building site on their doorstep for a longer length of time, which they have already endured during its construction.

The applicants have local support for their extension and the refurbishment of their property from neighbours. The previous supporting statements from neighbours provided during the appeal say that they are happy with the extension and the further works that the applicant has done to the driveway and the fencing of the property.

Recommendation

The Planning Authority is respectfully requested to approve this application.

HEAL Planning
11 St. Mary's Place
Shrewsbury
SY1 1DZ



The Planning Inspectorate

Appeal Decision

Site Visit made on 29 June 2021

by Mark Caine BSc (Hons) MTPL MRTPI LSRA

an Inspector appointed by the Secretary of State

Decision date: 16th July 2021

Appeal Ref: APP/B4215/D/21/3272603

21 Pytha Fold Road, Fallowfield, Manchester M20 4UH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Z Rashid against the decision of Manchester City Council.
- The application Ref 129135/FH/2021, dated 15 January 2021, was refused by notice dated 16 March 2021.
- The development proposed is a rendered part single part/ two storey rear extension with Juliet balcony to form additional living accommodation.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The development applied for has been carried out.
3. As the date of the planning application form has been redacted and is not clearly visible, the application date in the banner heading above is taken from the appeal form.
4. I have determined the appeal on the basis of the Council's description of the development proposed, which I have used in the bullet header above, as it more accurately describes the development. However, I have omitted the words 'retrospective application' and 'retention' as these are superfluous and not acts of development.

Main Issues

5. The main issues are the effect of the development on the living conditions of the residents of 19 and 23 Pytha Fold Road, with particular reference to light and outlook, and the effect of the development on the character and appearance of the dwelling and the surrounding area.

Reasons

6. The appeal relates to one half of a pair of two-storey hipped roof semi-detached dwellings. The immediate area is predominantly residential, where the overriding characteristic is of two-storey semi-detached and terrace dwellings of red brick, and a general uniformed original design. This general uniformity provides simple, and balanced buildings. No 21 Pytha Fold Road was originally a red brick dwelling characteristic of the area.
7. The planning application was retrospective following planning permission for the erection of a part single, part two storey rear extension to provide additional living accommodation with elevational alterations

(Ref. 125459/FH/2019) which was not built in accordance with the approved plans.

8. In particular, the design of the first floor rear extension has been altered from the previously approved hipped roof to a pitched roof, and the ground floor element now has a flat roof instead of the previously approved monopitch roof. There has also been a slight increase in the depth of the ground floor element of the development. The whole dwelling has been finished in a white render and has incorporated grey uPVC window frames and a Juliet balcony.
9. In my view, the minor increase in the scale, bulk and massing of the alterations to the roof forms of the development and the marginal increase of 0.28 metres in the depth at ground floor level (from that previously approved under 125459/FH/2019) are not so substantial as to be materially harmful to the living conditions of 19 and 23 Pytha Fold Road
10. In reaching this view I have been mindful that the first floor element of the development has the same approximate 3 metre projection as the previously approved first floor rear extension and that it has been reduced slightly in width. As a result of this the scale and massing of this element of the development is now further away from the shared boundary with No 23 and its habitable windows than the previously approved scheme. I am also aware that the development maintains the eaves line and the pitch of the original dwelling's hipped roof slope above its gable end and is inset the same distance away from the shared boundary with No 19 as the previously approved rear extension. The ground floor element of the development is also situated the same distance away from the shared boundary with No 23 as the previously approved additions.
11. Whilst I recognise that the depth of the ground floor element of the development exceeds that stipulated in Saved Policy DC1 of the Unitary Development Plan for the City of Manchester 1995 (UDP) I am mindful that the previously approved extension also exceeded this requirement. As such, the negligible increase in the depth of the ground floor extension and the minor changes in the roof forms of the ground floor and first floor elements of the development, from what were previously approved, do not result in such additional bulk as to appear unacceptably overbearing or lead to significant overshadowing or loss of light to the residents of No 19 and No 23.
12. In addition to the factors above, the Council measures the development's pitched roof to have a ridge line set approximately 1.2 metres lower than the main dwelling's roof. In my view, this contributes to ensuring that the development appears subordinate to the main dwelling. On my site visit I also saw that the change in the shape of this roof is not too dissimilar to the roof design of a neighbouring two storey rear extension to a property on Newstead Avenue, which is to the rear of the appeal site. Therefore, whilst I accept that the development's roof forms are a variance to the dwelling as originally constructed, I consider them and the scale and form of development to respect that of the original dwelling. In this regard, it does not harm that character and appearance of the dwelling and the surrounding area.
13. The Council has also not raised any objections to the grey uPVC window frames and I have no reason to disagree. Nonetheless, the render appears as a sharply contrasting and incongruous material in this area which is dominated by red brick. In particular, this pair of semi detached dwellings now appear

unbalanced by the use of this inappropriate material. On my site visit I saw that the development is clearly visible from the gaps in between properties on Newstead Avenue and from the windows of neighbouring properties. As a consequence, it appears as an unsympathetic and conspicuous feature in the street scene.

14. The appellant contends that the render gives a much cleaner and tidier appearance to a building, protects the brick work and makes the dwelling more carbon efficient and sustainable. However, I do not consider these factors to outweigh the harm that the development causes to the character and appearance of the dwelling and the surrounding area.
15. The appellant also queries whether the rendering amounts to development for which planning permission is required as the appeal dwelling has not had its permitted development rights removed, is not a listed building, and is not located in a Conservation Area or Area Of Outstanding Natural Beauty. However, whether or not planning permission is required is not a matter for me to determine in the context of an appeal made under Section 78 of the Town and Country Planning Act 1990. It is open to the appellant to apply for a determination under sections 191/192 of the Act to determine this matter, and any such application would be unaffected by my determination of this appeal. In any case, the rendering of the extension has been carried out as a part of the overall development which needs to be considered as a whole.
16. In light of the above, I therefore find that the development does not conflict with Policies DM1 and SP1 of the Manchester Core Strategy and Saved UDP Policy DC1 in respect of the effect on the amenity of neighbouring occupiers. Nevertheless, it does cause material harm to the character and appearance of the dwelling and the surrounding area, which is an overriding concern. In this respect it conflicts with Policies SP1 and DM1 of the Manchester Core Strategy and Saved UDP Policy DC1 which collectively seek, amongst other things, to protect character and appearance.
17. These policies are broadly consistent with paragraph 127 of the Framework which seeks to ensure that developments are sympathetic to local character and create places with a high standard of amenity for existing and future users. They are therefore not out-of-date.

Other Matters

18. The appellant has put forward a number of other factors in support of his case. These include the provision of additional space to meet the needs of the current occupants of the dwelling and future generations, and the effective use of land. I also recognise that there are some economic benefits associated with the development. These include employment opportunities during the construction of the extension and a potential rise in Council tax payments which would assist Council service provision. However, these factors and benefits could equally be provided for a development without the use of render.
19. In addition, I have been made aware that the appellant has no intention to use the flat roof of the ground floor element of the development as a balcony and that it is not structurally capable of being used for such a purpose. It has also been put to me that the vehicular access and car parking provision has been improved and I recognise that the delegated officer report confirmed that there will not be a detrimental impact on the privacy of the neighbouring occupants

from the provision of the Juliet balcony. However, these matters did not appear to be contentious in the application and are neutral factors that do not weigh in favour of the development.

20. The appellant also contests the number of objections that have been received by local residents. He has put forward that no objections have been received from the immediate neighbouring occupiers and I have had regard to the letters of support that have also been submitted. However, this is not a determining factor in the consideration of an appeal. The question is whether there is unacceptable harm to the character and appearance of the dwelling and the surrounding area, even if letters of objection or support have been lodged.

Conclusion

21. For the reasons given above, having taken account of the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should therefore be dismissed.

Mark Caine

INSPECTOR