

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130648/FH/2021

Date registered valid: 7 June 2021

Proposal: Erection of a single storey rear extension to form additional living accommodation ,

Address: 5 Symond Road, Manchester, M9 6GS

Ward(s): Higher Blackley Ward

Applicant: Mr Lian Phat Tu 5 Symond Road, Manchester, M9 6GS

Agent (if any): Miss Suzanna Kwong 3 Overlinks Road, Manchester, M11 3DD

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

Recommendation: Approve

Date of recommendation: 27 July 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: 15 June 2021 Expired: 6 July 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

This Planning Application relates to 5 Symond Road, Blackley, Manchester, which is a semi-detached family dwellinghouse, which is located in a residential area, off Victoria Avenue.

Planning permission is sought for the erection of a single storey rear extension to create additional kitchen diner measuring 3.9 projection x 6.4m width x 3m at the highest point.

Consultations & Notification Responses

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

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 wellbeing 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 3.9m projection x 6.4m width x 3m at the highest point.

There is a 1.8 metre fence dividing the adjoining and non-adjoining property.

The application site relates to a semidetached property, which sits within a rectangular plot.

The proposed roof at the highest point measures 3m and diminishes in height to 1.9m. On balance it is considered that the proposal does not appear to pose a significant impact in terms of visual amenity.

It was also noted that properties within the immediate area have had rear extensions and therefore the modest extension would pose no visual or residential amenity upon the neighbouring properties of within the locality.

One window is proposed on the return of the side elevation to the kitchen and a condition has been attached so that the window would be obscurely glazed. Patio doors and a window and 2 no. roof lights will provide additional lighting to the 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 no further windows in any of the elevations.

The proposed extension poses minimum impact upon loss of light and overshadowing as the orientation of the extension is south west facing. However due to the proposed size, scale and height of the extension, there appears to be no significant issues relating to visual or residential amenity, overshadowing or loss of light on the adjacent properties.

Overall, the proposed extension is considered to be subservient to the existing property 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.

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:

AB-XX-00-DR-A-4050-0005, AB-XX-00-DR-A-7060-0010, AB-XX-00-DR-A-7030-0010, and the Location Plan and Site Plan, stamped as received on the 7 June 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building 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.

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 number

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

5) Prior to the first occupation of the development, the ground floor side kitchen window shown on drawing numbers

AB-XX-00-DR-A-4050-0005, AB-XX-00-DR-A-7060-0010 and AB-XX-00-DR-A-7030-0010, stamped as received 7 June 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

20 Victoria Avenue, Blackley, Manchester, M9 6QL
3 Symond Road, Manchester, M9 6GS
Flat Above, 16 Victoria Avenue, Blackley, Manchester, M9 6QL
14 - 16 Victoria Avenue, Blackley, Manchester, M9 2QL
14A Victoria Avenue, Blackley, Manchester, M9 2QL
16 Victoria Avenue, Blackley, Manchester, M9 6QL
7 Symond Road, Manchester, M9 6GS
18 Victoria Avenue, Blackley, Manchester, M9 6QL
12 Victoria Avenue, Blackley, Manchester, M9 6QL
22 Victoria Avenue, Blackley, Manchester, M9 6QL
12 Symond Road, Manchester, M9 6GS

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