

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130872/FH/2021
Date registered valid: 28 June 2021
Proposal: Erection of single storey rear extension
Address: 34 Errwood Road, Manchester, M19 2PH
Ward(s): Burnage Ward

Applicant: J Walkley 34 Errwood Road, Manchester, M19 2PH
Agent (if any): Mr Steve Shiels Archiplan Design and Build Ltd 19 Lane Drive,
Grotton, OL4 5QZ
Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 2 August 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 2 July 2021 Expired: 23 July 2021

Neighbour notifications

Printed: 2 July 2021 Expired: 23 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

The application relates to a large, semi detached Edwardian house with a half basement located on Errwood Road in a predominantly residential area of Burnage ward. The property benefits from substantial amenity space to the front, and rear elevations. There is an existing single storey extension sited alongside the gable of the house (garage) with off site parking within the front garden area.

The application site benefits from boundary screening along all elevations.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The dwellinghouse is bounded by residential properties. Single storey elevated rear extensions are present at nos. 36 and 38 Errwood Road

Description of development

Consent is sought for the erection of a single storey rear extension , which would be elevated above ground level due to the presence of the half basement in the property, and following the demolition of a small brick structure used for storage, and the removal of the existing metal steps from the dining room into the rear garden.

The extension would be 3 m in depth and would extend across the full width rear elevation of the original dwellinghouse. The extension would be 4.252m in height to the ridge of the roof and 2.786m to eaves level.

The rear extension would comprise a family room , and would enable the creation of a bathroom at ground level within the existing house.

The single storey rear extension would be built in close proximity to the boundary with no.32 Errwood Road with a 2m opaquely glazed privacy screen located on the proposed raised narrow deck area at the rear of the property. Four steps are proposed , which would extend across the full length of the deck area and would enable access to the rear garden.

Consultations & Notification Responses

Local residents- No comments received.

Flood Risk Management - The site is within Flood Zone 1 with very low risk of surface water flooding. The Cringle Brook is approx. 100m to the south of the site.
A drainage condition is not required ,but an informative is recommended to be attached to any approval.

Informative

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy. It is recommended green SuDS components are used to mitigate any loss in permeable area.

Environmental Health - Recommend a condition to restrict construction hours.

Issues

POLICIES

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 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;

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.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other documents as outlined below:

Manchester Core Strategy

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

Regard should be given to:

Policy SP1 (Spatial Principles) which sets out 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, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income, and; protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) says that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance are: appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas should be considered 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. In terms of accessibility, buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes. There should be regard for community safety and crime prevention. Adequacy of internal accommodation and external amenity space, including refuse storage and collection and vehicular access and car parking must be assessed. The effects relating to biodiversity, landscape, archaeological or built heritage, including green infrastructure, open space, both public and private must be given due consideration. In addition, flood risk and drainage, including existing or proposed hazardous installations will be assessed.

Policy EN1 (Design Principles and Strategic Character Areas) - States that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies:

Large elements of the UDP have been superseded by the Core Strategy. Saved policies DC1.1, DC1.2, DC1.3, and DC1.4 which relate to determining planning applications for extensions to residential properties are of relevance in the consideration of this application.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods.

The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability.

It advises that high quality design is a vital attribute of successful neighbourhoods. Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say: it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

ISSUES

Principle of development

The submitted application is for the proposed erection of a single storey rear extension to form additional living accommodation. The principle of a single storey rear extension to meet changing residential needs is considered to be acceptable. On balance it is considered that the proposal represents a proportionate addition to the existing building to create improved living accommodation. It is therefore considered that the development responds positively to The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

Residential Amenity

Approval is sought for the erection of a single storey extension with a pitched roof which would project rearward from the rear façade of the existing dwellinghouse by 3m, thereby acceding with the saved UDP policy for house extensions in terms of the rearward projection. Both side elevations would comprise blank gables, with all glazed areas located on the rear elevation overlooking the retained rear garden area.

The proposed rear extension would be built in close proximity to the boundary with no.32 Errwood Road with a 2m opaquely glazed privacy screen located on the proposed narrow raised deck area at the rear of the property. The rear extension would be built off set from the boundary with no.36 Errwood Road by 2.15m at the closest point.

At present, as advised previously, the floor levels within this property and the adjoining semi-detached house are significantly elevated above the rear garden area level, and three steps provide access to the existing door in the rear elevation. The proposed rear extension would cover the existing patio and small area of the rear garden and would include the creation of a small raised narrow deck area 1.1m in depth, with 4 steps leading down into the rear garden. It is considered that the location of the glazing within the proposed extension, together with the introduction of a 2m high obscure glass panel, for the depth of the raised deck, would significantly reduce the potential for any overlooking and loss associated of privacy for the adjoining occupiers, and would be acceptable. It is considered that any potential loss of privacy would not be so significant as to warrant refusal of permission.

The dwellinghouse has a western facing rear garden and as such receives sunlight in the evening. The scheme has been designed so that the rearward projection of the single extension would project 3.0m from the rear elevation of the house which would accord with

saved UDP policy DC 1.3. Although it is acknowledged that the extension has the potential to reduce sunlight in the middle of the day to the adjoining occupiers, the rearward projection, when combined with the existing boundary treatment proposed siting of the extension is not considered to give rise to such significant impacts to warrant the refusal of permission.

On this basis, it is considered that development responds positively to Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Visual Amenity

It is considered that the proposal would not detract from the character and appearance of the existing house, due to the context, and siting.

Overall the proposal has been designed to be in keeping with the design and character of the existing house, and would incorporate matching materials. It would therefore not adversely affect the appearance of the existing dwelling or visual amenity within the area, and is considered to be acceptable.

Height, scale and massing

It is considered that the scale of the development and its massing in relation to the surrounding context would be acceptable. As stated earlier, due to a half basement in the existing house the rear extension is elevated above the ground level at the rear of the property. However, due to the single storey nature of the proposed development, and the proposal having a maximum height of 4.252 m to the ridge of the roof from existing ground levels in the rear garden, it is not considered that the proposed development would not give rise to massing issues.

Siting

The proposed rear extension would be contained within the existing curtilage of the property. It is considered that the proposed siting of the extension would not adversely affect neighbouring houses, and would meet the requirements of Core Strategy policies DM1 and SP1 and saved UDP policy DC1.

Design and appearance

The single storey extension would be visible to the properties to either side of the dwellinghouse, with limited views to the house on Linden Park, due to vegetation along the rear garden boundary.

The rear garden area is for the most part well screened by fencing to all three boundaries.

The extension would be traditional in design comprising brickwork with a slate roof.

It is considered that the design and appearance of the proposed extension is in character with the existing house and would be acceptable in this location.

Waste Management

The existing arrangement is unaffected by the proposed development.

Car Parking

There is a hard surfaced area which forms a driveway area for vehicles to the front of the existing house, together with a garage along the side of the house. The existing off street parking provision would not be affected by the proposed development.

Construction Hours

Due to the scale and nature of works it is proposed to attach an informative to any approval to specify the construction hours at the site, rather than by way of a condition.

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

The local planning authority have worked with the applicant in a positive and proactive manner. In this instance there were no issues to raise with the agent, and the appropriate conditions have been attached.

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:

Plan refs; A01 1 (Existing first floor); A01 2 (Existing ground floor); A01 3 (Existing cellar); A01 4 (Existing elevations); A01 5 (Location plan); A02 2 (Proposed first floor); A02 3 (Proposed ground floor); A02 4 (Proposed cellar); A02 5 (Proposed elevations); and 3D visual received 28th 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 Manchester Core Strategy (2012).

3) The external facing materials to be used on the extensions hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1

of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy(2012).

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 plan refs: A02 2 (Proposed first floor); A02 3 (Proposed ground floor); A02 4 (Proposed cellar); A02 5 (Proposed elevations); and 3D visual received 28th June 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to first occupation of the development hereby approved , the privacy screen shown on A02 3 (Proposed ground floor); A02 5 (Proposed elevations); and 3D visual received 28th 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. The privacy screen shall be installed prior first occupation of the development hereby approved and be retained in situ thereafter.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy. It is recommended green SuDS components are used to mitigate any loss in permeable area.

2) Construction/demolition works shall be confined to the following hours :

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

To safeguard the amenities of the occupiers of nearby residential properties during the construction/demolition phase.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

3 Linden Park, Manchester, M19 2PQ
2 Milwain Road, Manchester, M19 2PS
4 Milwain Road, Manchester, M19 2PS
38 Errwood Road, Manchester, M19 2PH
30 Errwood Road, Manchester, M19 2PH
2 Linden Park, Manchester, M19 2PW
1 Linden Park, Manchester, M19 2PQ
36 Errwood Road, Manchester, M19 2PH
32 Errwood Road, Manchester, M19 2PH

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 Zone - All Exceeding 90M
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2