

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130178/FH/2021

Date registered valid: 4 May 2021

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

Address: 16 Askett Close, Manchester, M40 1DD

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Marti Wood, 16 Askett Close, Manchester, M40 1DD

Agent (if any): Mr Adrian Hughes, 1 Pennine Grove, Pennine Grove, Padiham, BB12 9AB

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 May 2021 Expired: 28 May 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 site relates to a two storey, semi-detached property situated in a relatively isolated position at the head of a cul-de-sac.

The property comprises a combination of brick work and render and incorporates a gable roof and projecting front porch element with dual pitched roof.

The property incorporates an open plan frontage with front garden and driveway along the side of the property. To the rear is an enclosed rear garden. Immediately to the side and rear, the property is adjoined by allotments.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The immediate area is predominantly residential character, mainly comprising two-storey, detached and semi-detached dwellinghouses. The immediate area is characterised by similar dwellings constructed as part of a residential development of 46 dwellinghouses.

To the south and east, the site bounds allotments. A short distance to the north is the Rochdale Canal.

Description of development

Planning permission is sought for the erection of a two-storey side extension along the full depth of the property, which ties in with a proposed single storey rear extension, which extends across the full width of the existing house. The two-storey element extends up to the common boundary with the neighbouring allotments.

The two-storey element incorporates a gable roof to reflect the roof profile of the existing house, albeit at a slightly lower height, to allow for subservience. The single storey rear element incorporates a mono-pitched, lean to roof and projects 3 metres to the rear.

The submitted drawings indicate the use of brickwork and render to match the materials of the existing house.

During the course of the application, the Council raised concerns surrounding a lack of subservience, due to the lack of a set back of the side extension from the frontage and the overall roof height. Subsequently, revised plans have been received which lower the overall roof ridge, with the first floor set back a couple of brick course (450mm).

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Planning History

044107/FO/NORTH2/93

Residential development consisting of 46 dwellings, associated garages, roads and landscaping. *Approved 2 December 1993.*

Policy

The below policy and guidance is considered relevant to the consideration of this application:

- Saved Policy DC1 of the UDP;
- Policies DM1 and SP1 of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF).

Issues

Principle

Allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable, provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this case, the proposed extensions are considered acceptable and in accordance with saved policy DC1 of the UDP, policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Residential and Visual Amenity

Due to the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The rearward projection of the single storey element would in isolation be within the bounds of permitted development and therefore considered to have an acceptable impact.

Due to the situation of the two-storey element which adjoins allotments to the south and as the two storey element does not project beyond the rear elevation of the existing house, there is unlikely to be any impact to residential amenity in terms of over-dominance or overshadowing. A condition has been included to ensure that the first floor, side window is obscurely glazed, in order to prevent any potential for the overlooking of allotment users.

Ordinarily, an increased set back of the first floor would be required to prevent a 'terracing effect' in the street-scene. However, as the property relates to one side of a single pair of semi-detached properties situated within a relatively isolated position at the head of a cul-de-sac and as the property does not neighbour any residential properties to the side, the setting back of the first floor by a couple of brick courses is considered sufficient. The slight set back, coupled with the reduction in the height of the roof to the side extension, serves to break up the elevation to provide a contrast between the original and proposed elements and will allow a degree of subservience. On this basis, together with the elevational design which reflect the characteristics of the original property, the impact of the two-storey element is considered acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the 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.

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 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan and revised drawing numbered 2/1/21, received by the City Council as Local Planning Authority on 26 April 2021 28 June 2021 respectively.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the extension hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5) The first floor landing window to the side of the two storey side extension, shown on drawing numbered 2/1/21, received by the City Council as Local Planning Authority on 28 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 prevent overlooking to neighbouring land, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

18 Askett Close, Manchester, M40 1DD

14 Askett Close, Manchester, M40 1DD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: NORTH1