

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133293/FO/2022

Date registered valid: 6 April 2022

Proposal: Erection of a part single, part two storey side extension following demolition of existing garage and part single, part two storey rear extension to form additional living accommodation

Address: 74 Bluestone Road, Manchester, M40 9HY

Ward(s): Moston Ward

Applicant: Mr Nabahath Mirza, ADF Studio, 74 Bluestone Road, Manchester, M40 9HY

Agent (if any): Mr Danish Ahmed, ADF Studio, 84 Woodlands Road, Manchester, M8 0NF

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24 May 2022

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 21 April 2022

Standard consultations:

Printed: 12 April 2022 Expired: 3 May 2022

Neighbour notifications

Printed: 12 April 2022 Expired: 3 May 2022

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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to 74 Bluestone Road within the Moston ward of north Manchester. The property is a two storey, semi-detached, red brick property with bay windows and an existing garage is located against the shared boundary with no.76 Bluestone Road. Amenity space to the front of the property consists of an enlarged driveway and amenity space to the rear consists of a garden. The property has an existing rear outrigger.

Description of development

The submitted application seeks planning permission for the erection of a part single, part two storey side extension following demolition of existing garage and part single part two storey rear extension to form additional living accommodation.

The part single storey extension would have approximate dimensions of Height: 2.68 (to the eaves)/ 3.62 (at the highest point) x Length: 6.88 x Width: 2.14 metres and the part two storey side extension would have approximate dimensions of Height: 5.5 (to the eaves)/ 7.32 (at the highest point) x Length: 7.18 x Width: 2.14 metres. The part two storey side extension at first floor level would be set back by 2 metres, and the roof would be lowered almost 1 metre from the host property. The part single rear extension would have approximate dimensions of Height: 2.66 (to the eaves)/ 3.7 (at the highest point) x Length: 3.2 x Width: 4.58 metres and at first floor

level would have approximate dimensions of Height: 5.59 (to the eaves)/ 7.37 (to the highest point) x Length: 3 x Width: 4.58 metres.

The proposal would create a dining room, W/C and open kitchen within the ground floor and would create a master bedroom, en-suite and office within the first floor. The proposal would involve the insertion of 2 windows within the front elevation, 2 windows within the side elevation which would be obscure glazed and a set of French doors within the ground floor rear elevation and a window within the first floor rear elevation.

Materials to be used, to match existing include:

- Claughton moray red mix brick
- Marley double roman interlocking concrete roof tiles
- White uPVC windows
- White uPVC french doors

Amended drawings

Following the site visit, the agent altered the scheme to ensure the extension was subservient to the host property by including a 2 metre set back at first floor level. As a result, the rear extension has increased in length by a further ½ metre at ground and first floor level.

Planning history

No planning history exists for the site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted on the application and asked for the following to be placed on any approval.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

Issues

POLICY

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 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; and
- 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 following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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 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.

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.

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. The following saved policies are of relevance in the consideration of 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 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.
- 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.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) 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 Council's 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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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

The Guide 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 that 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.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of a part single, part two storey side extension following demolition of existing garage and part single, part two storey rear extension to form additional living accommodation. 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Side extension:

The side extension would be sited 0.15 metres from the shared boundary with no.76 Bluestone Road and the existing garage would be demolished as a result of the proposal. No.76 Bluestone Road would experience additional built form close to the shared boundary. Due to the side amenity space of the neighbouring property, the extension would be sited 2.3 metres from the side building line of no.76 Bluestone Road and thus a sense of space would still be maintained. In addition, the 2 metre set back from the front elevation would increase the sense of space. 2 windows would be inserted in the side elevation within both the ground and first floor level, however as these are both bathroom windows the side extension would not give rise to any overlooking or privacy implications. To further increase the privacy for the applicant, the W/C ground floor window, and the en-suite first floor window should 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, a condition to this effect would be placed on any approval granted. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. The windows within the front elevation of the property would not create any overlooking to neighbours opposite since the applicant's property looks onto the entrance to Romney Street. Due to the orientation of the property, the side extension would not give rise to any overlooking or loss of light implications.

Rear extension:

The rear extension would be sited 0.15 metres from the shared boundary with no.76 Bluestone Road. Although the neighbouring property would feel the additional built form along the boundary, it should not be overbearing since the projection is only 3.2 metres in length, which reduces to 3 metres at first floor. Due to the orientation of the property, the rear extension would not give rise to any loss of light or overlooking implications, and since no windows are inserted in the side elevation of the rear extension, no overlooking or privacy implications would occur.

The rear extension would be sited 3.36 metres from the shared boundary with no.72 Bluestone Road and so space would be created between the 2 properties. The rear extension may cause some overshadowing but as the extension only has a 3 metre rearward projection at first floor level, it would not be significant. No windows would be inserted in the side elevation facing onto no.72 Bluestone Road and thus would not give rise to any overlooking or privacy implications.

As the rear of the applicant's property looks onto amenity space associated with St Dunstan's RC Primary School, the additional windows within the rear extension at first floor level would not give rise to any overlooking or privacy implications.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Side extension:

As stated within Policy DC1.4 of the UDP, since a 1.53 metre gap to the boundary cannot be provided without severely compromising the internal space of the extension, the amendment of the 2 metre set back at first floor level and lowering of the roof ensures the extension is subservient to the existing property and does not result in the creation of a terracing effect.

Rear extension:

The rear extension would have a rearward projection of 3.2 metres at ground floor level and 3 metres at first floor level, and as such would be pursuant to Policy DC1.3 which states that rearward projections should not exceed 3.65 metres. As such, the extension is not considered excessively large or bulky.

The proposed extension has been designed sympathetically to relate to the existing property. All the materials would match the existing property and a materials condition to that effect would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping with the character of the existing house and would not adversely affect the appearance of the existing dwelling.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

At the time of the site visit, it was unknown where bins were stored, but there is adequate space within the remaining amenity space.

Environmental Health

Environmental Health asked for a construction hours condition to be placed on any approval granted. This is considered onerous for the type of proposal and as such the condition has been removed from any approval granted.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 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 applicant in a positive and proactive manner.

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:

- Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 22 March 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 6 April 2022.
- Drawing- Proposed- Plans and Elevations, Roof Plan, numbered 50-15/02 REV, stamped as received by the City Council as Local Planning Authority on 20 May 2022.
- Drawing- Proposed- Roof Plan in Context, numbered 70.04, stamped as received by the City Council as Local Planning Authority on 20 May 2022.

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.

3) Before first occupation, the W/C ground floor window, and the en-suite first floor window as shown on the approved 'Proposed- Plans and Elevations, Roof Plan, numbered 50-15/02 REV', stamped as received by the City Council as Local Planning Authority on 20 May 2022, 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.

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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

64 Romney Street, Manchester, M40 9LD

72 Bluestone Road, Manchester, M40 9HY

St Lukes Mans Club, Sulby Street, Manchester, M40 5HR

St Dunstons RC Primary School, Bacup Street, Manchester, M40 9HF

99 Bluestone Road, Manchester, M40 9HZ

76 Bluestone Road, Manchester, M40 9HY

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 -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1