

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129511/FH/2021
Date registered valid: 10 March 2021
Proposal: Erection of proposed single storey rear extension
Address: 5 Rufford Road, Manchester, M16 8AE
Ward(s): Whalley Range Ward

Applicant: Mr Mark Nowell, 5 Rufford Road, Manchester, M16 8AE
Agent (if any):
Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 20 April 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 11 March 2021 Expired: 1 April 2021

Neighbour notifications

Printed: 11 March 2021 Expired: 1 April 2021

Site notice

Posted: 22 March 2021 Expired: 12 April 2021

Press advert

Published: 16 March 2021 Expired: 6 April 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is a 2 storey brick built gable fronted dwelling house. It is located within the Whalley Range Conservation Area in the Whalley Range ward of the City. It was constructed in the early part of the 20th Century and has the features common to properties of that era. It is identified as 5 Rufford Road. It has gardens to the front and rear, both of which are a good size and are proportionate to the footprint of the property itself. The access to the rear garden is taken down the side of the property. There is a brick boundary wall with coping stones on top dividing the properties, with the front boundary being a 1 metre high picket fence sitting behind a red brick wall with coping stones. There is a pedestrian gate off Rufford Road. The property does not benefit from in curtilage parking, this is the same of the other properties within the immediate vicinity of the proposal site.

There is currently a timber lean to that projects off the rear outrigger side wall and is attached to the common boundary wall with number 3 Rufford Road.

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Only as part of Conservation Area status

Description of area

The area is predominantly residential in nature with St Marys church opposite the site and Honeybear nursery on Rufford Road.

Description of development

The proposal is for the erection of a small infill single storey extension to be built off the side wall of the existing outrigger to the rear. The lean- to structure would be removed to facilitate the extension. The proposed extension would extend no further rearward than the existing property, and project no further to the side and number 3 Rufford Road than the existing house, squaring off the 'L' shaped building at the ground floor.

The materials whilst not the same as those of the host property, they are a contemporary interpretation of the colour palette, and reflect the use of grey slate on the main roof slopes and the ground and first floor bay windows to the front of the property. It would be the intention that the extension would be identified as a modern-day addition, rather than as a pastiche of the building itself.

It would have a grey metal clad finish, and the doors in the rear elevation would retain a lightweight appearance being glazed within a grey aluminium frame. The roof would also be of an aluminium frame with a full glazed roof.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Whalley Range Forum- no comments received

Whalley Range Conservation Area Group- no comments received

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs 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 given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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 states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

Policy EN 3 Heritage, The City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including

scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
- o the effect upon the amenity of neighbouring occupiers,

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- o 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);
- o they do not create an undue loss of sunlight, daylight or privacy;
- o 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;

DC18 for Conservation Areas pays particular regard to developments within conservation areas:

- o the relationship of new structures to neighbouring buildings and spaces;
- o the effect of major changes to the appearance of existing buildings

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle of the Proposal

The principle of extending a residential property in a residential area to provide additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Residential Amenity

The application site comprises a two storey semi-detached property within a predominantly residential area of Whalley Range within the Conservation Area. The site is bounded by a low brick wall fencing and pillars to the front and brick wall and timber fencing securing the side and rear boundaries, together with well-established planting.

The proposed single storey rear extension would measure 4.3 metres length by 2.01 metres width with a height to eaves of 3.2 metres and a maximum height of 4.2 metres. It would square off the property to the rear. There would be one high level window in the side elevation, however this would not afford a view into or out of the extension, and as such there would be no overlooking or loss of privacy for the neighbouring properties. The patio doors would be in the rear elevation overlooking the applicants own garden and as such again poses no detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

Whilst the extension would be of a more solid construction, it would have less of an impact on their property than the previous lean-to structure, as this was affixed to the top of the common boundary wall between the properties. The extension now retains a gap to that common boundary.

In terms of residential amenity, it is not considered that there will be any significant impact and the proposed development therefore accords with Core Strategy Policy DM1 and saved policy DC1 of the UDP.

Siting, scale and massing

The projection of the single storey rear extension would be in line with the existing rear building line of the original outrigger and would project no further beyond the side wall being in line with the original property. It would be set in off the common boundary and as a mono-pitch roof it mirrors the existing plane of the roof of the host property. The design means that the height and massing has been reduced at its point closest to the neighbouring property.

The proposal has been sited and designed to ensure that it is a modest addition being subservient to the original dwelling house, is not excessively large or bulky and is therefore considered to accord with the principles set out in saved UDP policies DC1 and DC18 and accords with Core Strategy policies DM1 and EN3 of the Core Strategy.

Design and appearance

The design of the proposal would complement the original aesthetic of the property in that the materials would contrast whilst at the same time being sympathetic to elements of the property itself. The original features have been retained and the size and scale ensures that the addition remains subservient to the main dwellinghouse. It is considered that the proposal is acceptable in terms of design and appearance and would not adversely impact upon either the property itself or on the character of the conservation area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN3 and in general the design is considered acceptable.

Impact on the Character of the Whalley Range Conservation Area

The City Council encourages where appropriate the retention of the original character and detail of properties within the Conservation Area. In terms of its size, the proposals would be located in a suitable position and would not interfere with the existing characteristics of the property or surrounding properties within the conservation area. The proposal whilst not a pastiche of the original property is sympathetic in its interpretation in terms of design and colour pallet and as a modest extension it cannot be viewed from within the street scene due to the side boundary treatment. It is considered that the proposal accords with Core Strategy Policy EN3 and saved Unitary Development Plan policy DC18.

Trees

The proposal has no impact upon the trees.

Disabled access

Not applicable

Bins

There would still be adequate space following the construction to move the bins from the rear to kerb side on collection day.

Parking

Car parking is not affected by this proposal.

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

There were no issues that arose whilst determining the application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

P001- Site Plan received 24.02.2021

P002- Existing Floor Plan received 24.02.2021

P003- Existing Elevations received 24.02.2021

P004- Proposed Floor Plan received 24.02.2021

P005- Proposed Elevations received 24.02.2021

Heritage Statement received 11.03.2021

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 comprise of those specified on the materials schedule within the Householder Application Form received 24.02.2021

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 DC18.1, DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policies DM1 and EN4 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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum

Whalley Range Conservation Area Group

3 Rufford Road, Manchester, M16 8AE

21 Whalley Road, Manchester, M16 8AD

32 Withington Road, Manchester, M16 8BX

30 Withington Road, Manchester, M16 8BX

7 Rufford Road, Manchester, M16 8AE

St Margarets Rectory, Rufford Road, Manchester, M16 8AE

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

Conservation Area - Whalley Range Conservation Area 1992

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH