

Delegated officer report for planning application

Date of recommendation: 26 May 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: 5 May 2021 Expired: 12 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The site relates to an end terraced property, situated within a predominantly residential area of Ancoats.

The proposal seeks consent for a two storey side and a single storey rear extension. The ground floor rear extension projects 2 metres and spans the existing rear elevation. The side extension measures 5.7 m x 2.4m. The ground floor extension creates additional kitchen space and the first floor extension creates an additional bedroom.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and two objections were received from local residents raising concern that the rear extension would result in shadowing and hinder natural light into the surrounding gardens. The issue relating to this matter will be discussed within the body of the report.

The environmental health team requested a gas membrane condition be attached to the consent however, the applicant provided gas protection measure prior to determination which has been agreed with environmental health. Therefore, a condition is not required.

The original scheme included a two storey rear extension and as a results of consultation with local residences two objections were received raising concerns that the proposal would create shadowing and a revised scheme was submitted which removed the two storey rear element

which was replaced with a single storey rear extension and the two storey side was relocated to the side elevation. However, despite significant amendments to the proposal two objections were received in relation to the same concerns of shadowing as a result of the single storey rear extension.

Issues

POLICIES

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

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
- 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 councils 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 (5ft) 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.

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
- Protect and enhance the built and natural environment

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.
- Community safety and crime prevention.
- Design for health.
- 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

Principle- The principle of extending an existing house for continued use as a single-family dwelling in a predominantly residential area is considered acceptable.

Residential Amenity

The amended two-storey side extension does not project beyond the rear elevation of the original dwelling house and leaves a gap between the gable and the boundary that abuts the highway accessing the housing estates which it lies next to. Beyond the side extension, the non-adjointing properties lie a considerable distance from the side extension and there are no properties to the immediate rear of the site. Therefore, the side extension would not result in either loss of light or loss of privacy for the surrounding properties and is therefore, considered to be acceptable.

The application site is a two-storey dwelling that is positioned at the end of a row of similar dwelling houses. The front elevation of 17 Saxon Street is level with the front elevations of the adjoining properties, however, 17 Saxon Street extends significantly beyond the rear elevations of the neighbouring properties and as a result of this, a significant expanse of the gable is visible from the neighbouring properties, and in addition to this the layout and format of the street results in the rear elevations including the rear gardens of a number of properties backing on to and facing the gable of the application site, namely the properties on Sandal Street. As a result of the unusual layout and relationship between the application site and the surrounding properties, shadowing does occur impacting on the neighbouring properties, in particular 19 Saxon Street, at certain parts of the year due to the height and the orientation of the application site. However, the addition of a modest rear extension measuring 3m in height and 2m projection located next to a boundary fence would not significantly exacerbate the impact of already existing shadowing that currently occurs, enough to warrant refusal of the application. Considerations are also given to the fact that the rear extension would be other than permitted development. Therefore, the height scale and massing of the rear extension would not have a detrimental impact on the amount of natural light on the adjoining property or the properties that have rear garden that back onto the side of the no. 17 Saxon Street. Therefore, the proposal is considered to be acceptable.

Visual Amenity-

It is not considered that the proposed extension would have a detrimental impact upon either the visual amenity of the neighbouring properties, or the character of the property or area within which it is located. The proposal is in scale with the existing property, and the materials to be used would match those of the existing house and a condition would be attached to any consent granted to the effect. The set back and the roof height allow that proposal to appear subservient to the main dwelling house. It was also felt that it would not adversely affect the appearance of the existing dwelling or visual amenity within the area or have a detrimental effect on the street scene and is therefore considered to be 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

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 the local planning authority had no issues to raise with the applicant/agent but have attached appropriate conditions to the approval.

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:

7024_PL01 Rev A

7024_PL05 Rev A

7024_PL06 Rev A

7024_PL07 Rev A, stamped as received on the 28 April 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 external facing materials to be used on the extension 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 Manchester's Local Development Framework: 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 referenced 7024_PL05 Rev A, 7024_PL06 Rev A, 7024_PL07 Rev A , stamped as received by the city council as local planning authority on the 28 April 2021.

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

Appendix 1 – List of consultees & neighbours notified

16 Saxon Street, Manchester, M40 7BY
19 Saxon Street, Manchester, M40 7BY
13 Saxon Street, Manchester, M40 7BY
1C Hadlow Walk, Manchester, M40 7BJ
96 Sandal Street, Manchester, M40 7EW

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 High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
HSE COMAH Zone - H3595 MZ - Bradford Road Holder Station (West) Middle Zone
HSE COMAH Zone - H1485 OZ - Bradford Road Holder Station (East) Outer Zone
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1