

APPEAL STATEMENT FULL STATEMENT OF CASE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR RYAN LEWIS

SITE ADDRESS

THE COACH HOUSE, 58 CENTRAL ROAD, DIDSBURY, MANCHESTER, M20 4ZA

GRID REFERENCE

SJ 84322 92314

LPA REFERENCE

128221/FH/2020

DATE OF REFUSAL

08/02/2021

PROPOSAL

**ERECTION OF A PART SINGLE PART TWO STOREY SIDE EXTENSION TO INCLUDE
ROOF TERRACE TO FORM ADDITIONAL LIVING ACCOMMODATION**

1. Introduction

- 1.1.** This Statement of Appeal is submitted on behalf of Mr Ryan Lewis (the “Appellant”).
- 1.2.** It relates to, and is submitted in support of, an appeal (the “Appeal”) pursuant to (among other things) Section 78 of the Town and Country Planning Act 1990 (as amended) and is made in accordance with the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended).
- 1.3.** The subject site (the “Appeal Site”) is known as The Coach House, 58 Central Road, Didsbury, M20 4ZA.
- 1.4.** The Appeal has been submitted in response to the decision by Manchester City Council (as the local planning authority) (the “LPA”) to refuse to grant consent, pursuant to a full application (the “Application”) for the Erection of a part single part two storey side extension to include roof terrace to form additional living accommodation (the “Development”).
- 1.5.** The LPA has refused to grant consent on the grounds that the extension will not be subservient to the host dwelling; would form an overly dominant and visually obtrusive feature within the street scene; and would be incongruous with the character of the property and area, to the detriment of visual amenity. The proposed extension, by reason of its height, sideward projection and close proximity to the site boundaries would create an undue loss of light and have an overbearing impact on the adjacent dwelling No.58 Central Road, to the detriment of the residential amenity currently enjoyed by neighbouring occupiers.
- 1.6.** The evidence presented in this Statement of Case will demonstrate that the proposed development will not create the issues listed in the refusal notice.

2. The Proposed Development

- 2.1.** The proposal is to extend The Coach House to offer additional living area by constructing a ground floor extension within the curtilage of the existing dwelling. A garden terrace would then be provided on the roof of the proposed extension together with a small glazed area to provide cover (and security) over the internal stairs.

- 2.2.** By way of planning history, consent was granted under reference 110545/FH/2015/S2 to extend The Coach House through the construction of an additional storey over the entire dwelling. It is considered that the new proposal has less physical and visual impact.
- 2.3.** The Coach House presently benefits from an open plan kitchen/dining/living area and ground floor WC. The first floor hosts two bedrooms and one bathroom.
- 2.4.** National minimum space standards require a 2 bed, 2 storey dwelling for four people to extend to a minimum of 79sqm. The Coach House does not meet this requirement as the gross internal area of habitable space extends to 72.5sqm (38.3sqm on the ground floor, 34.2sqm on the first floor). Clearly The Coach House is not a new build property, but it is interesting to note how the internal living area is substandard.
- 2.5.** The proposal will allow the applicant to create a third bedroom/study and additional living area. These changes are required partially due to the increasing pressure brought about by Covid 19 and the requirement for home working which is a particular strain with young children in the house. The restrictions of Covid 19 will undoubtedly ease in time, but the long-term impacts on changing working patterns are unlikely to go back to 'normal' with many companies now operating with only hub offices and staff members working from home. Manchester City Council recognise the importance of supporting the community in extending their homes through UDP Policy DC1 by enabling people to adapt their houses in appropriate ways to meet changing household needs. The UDP states that many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space. The Coach House is a detached dwelling which would be capable of accommodating a family with sufficient space to 'work from home' should the proposal be permitted. Manchester Council support the retention of family housing and appreciate why people prefer to extend their homes, as opposed to move out of the area. This is exactly the case brought before you with The Coach House.
- 2.6.** The Coach House occupies a plot of 180sqm. The dwelling itself equates to a footprint of 40sqm, which is 22% of the plot. Should the extension be permitted, the footprint of The Coach House will extend to 68.5sqm, leaving the amenity space around The Coach House at 111.5sqm plus roof

top garden at 22.7sqm which totals 134.2sqm. This means that if the proposed extension was only single storey and we only considered the increase in the footprint of the proposed extension (an additional 28.5sqm), the proposal would equate to 38% of the plot. However, as 22.7sqm of the proposal is for a roof top garden, the area of amenity space from the existing garden which is being lost by the extension will be replaced through the provision of the roof top garden. This means that the extension will take up 25% of the plot, which is an increase of 3% over the existing, which in other terms means a loss of 3% of The Coach House's amenity area.

2.7. An alternative to this proposal is to erect a single storey extension under permitted development.

This would equate to the width of The Coach House and extend to 4.6m into the existing garden. However, this option would not provide sufficient internal space on the ground floor and the first floor would not benefit from a roof garden. The overall amenity space to The Coach House would be reduced by 24sqm, whereas the proposed scheme would only reduce the amount of amenity space by 5.8sqm.

2.8. The permitted development option would not create the best outcome or design for the property and would reduce the amount of amenity space.

2.9. In terms of planning policy, the proposal was submitted in accordance with the National Planning Policy Framework, Manchester Local Development Framework (Core Strategy) and the Extant Policies of the UDP and this is further discussed later in the Statement, together with the Design and Access statement submitted with the application.

3. The Appeal

3.1. The Appellant received a decision notice dated 8th February 2021, pursuant to which the LPA refused to grant consent for the Application. The application was determined through delegated powers. Due to Covid 19, no site visit was undertaken between the planning officer and the applicant.

3.2. The proposed plans were amended in order to reduce the scale of the extension in terms of the proposed height. The ridge height of the proposed extension was reduced by 600mm and these

later plans form part of this appeal. The effect of the 600mm reduction in ridge height has the added visual benefit of the extension appearing subservient to the existing dwelling.

3.3. The LPA's reason for refusal is set out overleaf:

Reason(s) for decision

1) The proposed side extension by reason of its scale, massing, materials and design; would not be subservient to the host dwelling; would form an overly dominant and visually obtrusive feature within the street scene; and would be incongruous with the character of the property and area, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

2) The proposed extension, by reason of its height, sideward projection and close proximity to the site boundaries would create an undue loss of light and have an overbearing impact on the adjacent dwelling No.58 Central Road, to the detriment of the residential amenity currently enjoyed by neighbouring occupiers. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

3.4. This Statement of Case will show that the proposal will not create the issues listed in the refusal notice and has been considered in full against the National Planning Policy Framework, Manchester Local Development Framework (Core Strategy) and the Extant Policies of the UDP

4. Case

4.1. The Reasons for Refusal have been broken down below with a response to each aspect:

Reason 1: *The proposed side extension by reason of its scale, massing, materials and design; would not be subservient to the host dwelling; would form an overly dominant and visually obtrusive feature within the street scene; and would be incongruous with the character of the property and area, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.*

REASON	RESPONSE
SCALE, MASSING, MATERIALS AND DESIGN; WOULD NOT BE SUBSERVIENT TO THE HOST DWELLING	The proposed extension sits 600mm below the ridge of the existing Coach House to create a subservient extension. The Coach House is built of brick under slate roof. The proposed extension is predominately single storey, with the double storey element being the glazed covering for the internal staircase which adjoins the existing gable. The boundary treatments to the proposed roof garden are of glass panels and timber boarding. Both of which are soft features and do not compete with the existing built form of The Coach House.
SCALE, MASSING, MATERIALS AND DESIGN WOULD FORM AN OVERLY DOMINANT AND VISUALLY OBTRUSIVE FEATURE WITHIN THE STREET SCENE	The majority of the structure that will be visible above the existing fence line will be glazing (as indicated in the plan below). Glazing does not form a visually obtrusive feature by way of its nature and design.



Fig 1 – Proposed Elevation

The surrounding dwellings are all 3 stories. No 58 benefits from a roof top terrace which looks down onto The Coach House. No. 56 is also 3 stories which looks down onto The Coach House.

The Coach House is situated at the end of a cul-de-sac and is not predominately located within a street scene. The proposal would predominantly be hidden from view behind the existing fencing with the glazing to the roof garden not being dominant or visually intrusive.

The proposal would not create a dominant structure as the surrounding buildings are at least one storey higher than The Coach House, as shown in the images below.

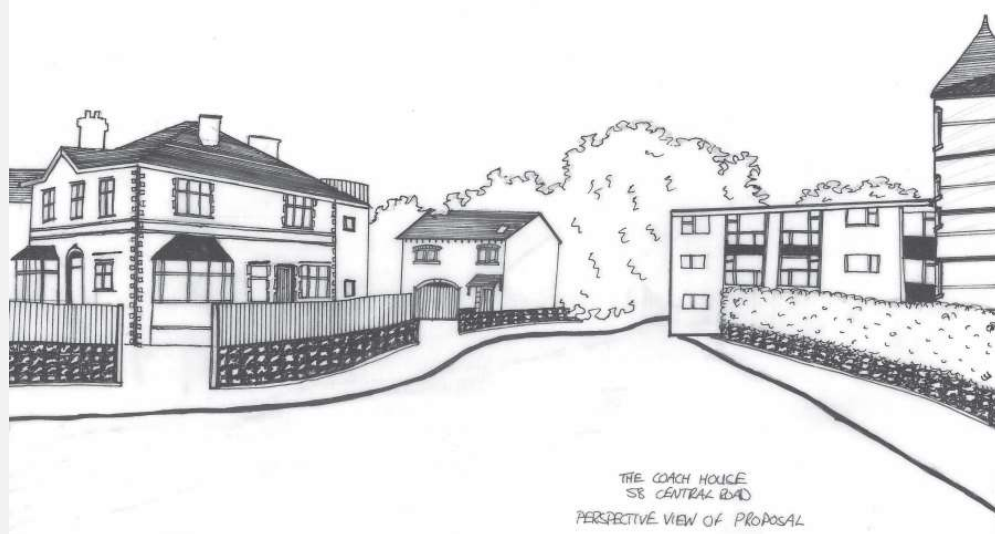


Fig 2: Perspective Street scene

Fig 3: Aerial Visual



SCALE,
MASSING,
MATERIALS
AND DESIGN

There are a number of materials and extensions in the area which makes it difficult to define a clear vernacular style and therefore judgement of how the proposal would be incongruous to the area.

WOULD BE
INCONGRUOUS
WITH THE
CHARACTER
OF THE
PROPERTY
AND AREA TO
THE
DETRIMENT OF
VISUAL
AMENITY

By way of example, the adjoining building is a mixture of brick, large windows and flat roof with little architectural merit.



Fig 4: Photograph of front

No. 58 benefits from a roof terrace which overlooks The Coach House. The elevation which faces The Coach House is rendered and painted in cream, with the remainder of the existing dwelling in brick.



Fig 5 & 6: Photo of No.58 in relation to The Coach House



In terms of The Coach House, the materials would be in keeping with the existing dwelling and they will provide a subservient design with light weight glazing to the first floor so as to not over dominate the existing dwelling. The substantial part of the extension is single storey and the roof terrace enclosures above are lightweight glazing/panelling features which are not solid and will not exceed the height of the existing dwelling.

Furthermore, the garden to The Coach House is well screened and backs onto open space.

CONTRARY TO
SAVED POLICY
DC1 OF THE
UNITARY

Policy DC1 recognises the need to support residents who prefer to extend their existing homes rather than move and that the planning system needs to accommodate this demand for more living space. The proposal is in accordance with Policy DC1 and

accords with the Council's desirability to enable people to adapt their houses in appropriate ways to meet changing household needs. The proposal has been well designed and is subservient to the existing dwelling, the proposal does not project out in front of The Coach House, the proposal does not create an undue loss of sunlight, daylight or privacy. The design is in keeping with The Coach House and although the surrounding architectural styles are varied, it does incorporate high quality design with a range of traditional and modern building materials.

In the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007, Paragraph 7.4 states that 'Parts of the City have seen the loss of family housing in favour of flats to such an extent that the character and sustainability of these areas is jeopardised. We believe that the balance of development in such areas should now revert to the provision of a range of family housing more traditionally characteristic of these parts of the City, which can offer choice to local people and assist the sustainability of these neighbourhoods.' The proposal is for the extension of a family home which will benefit the community through the support of a local family who will utilise the of local facilities, including the school.

Manchester Council recognises the need to create dwellings which are of sufficient size to allow people to live comfortably. In Section 10 (Internal Design Principles and the Provision of Space within Housing), paragraph 10.1 states that 'The Council will work with developers to promote a high standard of internal design for new and converted housing, to encourage and support innovation, and to improve internal space standards. In recent years the size of the rooms in new residential developments has reduced considerably and in many cases compares unfavourably with the majority of older properties. Such an approach can reduce the overall value of the housing stock, limits its

	long-term flexibility, and conflicts with our policies on sustainability and accessibility.’ Although this proposal is not for a new build property, it does adhere to the ethos of Manchester Council seeking to create housing with larger living space to create better housing.
CONTRARY TO POLICY SP1 OF MANCHESTER’S CORE STRATEGY DEVELOPMENT PLAN DOCUMENT	The proposal is in accordance with Policy SP 1 Spatial Principles as it will create a high-quality development which meets the needs of a local resident who has lived in The Coach House for 10 years. The proposal will make a positive contribution to West Didsbury.
CONTRARY TO POLICY DM1 OF MANCHESTER’S CORE STRATEGY DEVELOPMENT PLAN DOCUMENT	The proposal is in accordance with Policy DM 1 (Development Management) as it is appropriate in terms of its siting, layout, scale, form, massing, materials and detail. The proposal will not create a negative impact on the surrounding area in terms of the design, scale and appearance. There will be no detrimental effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation or noise. The development remains to benefit from the existing sustainable transport links. The design provides for adequate internal accommodation and external amenity space. There are no impacts on the existing refuse storage and collection or vehicular access and car parking. There are no effects relating to biodiversity, landscape, archaeological or built heritage or green infrastructure including open space, both public and private.

Reason 2: The proposed extension, by reason of its height, sideward projection and close proximity to the site boundaries would create an undue loss of light and have an overbearing impact

on the adjacent dwelling No.58 Central Road, to the detriment of the residential amenity currently enjoyed by neighbouring occupiers. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

REASON	RESPONSE
BY REASON OF ITS HEIGHT, SIDEWARD PROJECTION AND CLOSE PROXIMITY TO THE SITE BOUNDARIES WOULD CREATE AN UNDUE LOSS OF LIGHT AND HAVE AN OVERBEARING IMPACT ON THE ADJACENT DWELLING NO.58 CENTRAL ROAD, TO THE DETRIMENT OF THE RESIDENTIAL AMENITY CURRENTLY ENJOYED BY NEIGHBOURING OCCUPIERS.	All of the surrounding buildings are higher than The Coach House. No 58 is 3 storeys with a roof top balcony which looks down onto The Coach House as demonstrated in the image below: 
	Fig 7: Aerial image

Furthermore, the application site is located within a built-up urban environment whereby the distances between properties is on average 1.98m – 8.5m. See Diagram overleaf. The development would not be out of keeping with surrounding environment.



Fig 8: Visual to show distance between properties in the surrounding area.

In the elevation which faces The Coach House, the windows which would look onto the proposal include a bedroom and bathroom on the first floor.

In terms of 'undue loss of light', the distance from the boundary of the No. 58 and The Coach House's existing garden fence is 8.5m. However, The Coach House also owns a parcel of land which is not currently fenced off, although they do at times park their

car there. If the occupiers of The Coach House decided to fence that area of ground and include it within their rear garden, the fence would be 5.4m distance to No.58. This would have a greater impact on the 'undue loss of light' to No.58 than the proposal ever would.



Fig 9: Photo from No.58 to show ownership boundary

To further demonstrate this point, the diagram below is a sun movement tracker which plots the position of the sun over the property. As depicted, the proposal will not impact on No.58 due to the direction in which the sun travels from East to West. The orientation of The Coach House and the sun bears no impact on the amount of evening sunlight (or otherwise) which No 58 receives.



Fig 10: Sun Movement Tracker

The proposal is compiled of a timber clad wall which will be 6 courses of brick higher than the existing fence line. When taking the existing trees into account along that fence line, the proposed timber clad wall will actually sit lower than what is already present. In addition, there are numerous mature trees along the path line of the sun's direction.



Fig 11: Photo to show trees along fence line and beyond



Fig 12: Photo to show fence line

To ensure the proposal would create as little impact as possible, the upper part of the proposal is compiled of glazing to the gable end nearest the house and lightweight panelling on the other side. Both of these materials will allow light to penetrate through.



Fig 13: Proposed front elevation

We have dealt with the reasons for refusal including the ‘undue loss of light and overbearing impact’, and we will now look into how the proposal would impact upon No.58’s amenity in that regard. In the ‘Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007’, paragraph 10.9, it states that all residents should enjoy useable private amenity space wherever they choose to live in the City. All new developments should be designed to provide on-site amenity space which is fit for purpose and which is informed by, and relates to, the character of the area. Simply this means the provision of gardens that perform well as multi-functional space. Gardens are valuable within any development by contributing the following: A safe play area for children, Additional storage outside the house, The provision of outside drying area for clothes which additionally assists the environmental sustainability of a development, Space

in which to relax which helps the overall sense of well-being, An increased amount of planting which enhances the quality of the natural environment, The space to provide home grown food which benefits the health of the local community.

The reason for refusal focused on how the amenity would be negatively impacted by loss of light and an overbearing impact on No.58. However, we have shown that the proposal will not negatively impact No.58 in these ways. Taking the SPD on board, the proposal will not impact the residential amenity of No.58 by removing opportunities for No.58 to create a safe play area for children, additional storage outside the house, the provision of outside drying area for clothes, space in which to relax or space to provide home grown food which benefits the health of the local community. All of these aspects will not be impacted by the proposal.

It is also important to note that there have been no neighbourhood objections to the proposal on the Manchester City Planning Portal.

5. Summary of Benefits

- 5.1.** The proposed extension utilises materials which are in keeping with the existing dwelling and provide a subservient design with light weight glazing to the first floor so as to not over dominate the existing dwelling.
- 5.2.** The proposed extension is supported by the National Planning Policy Framework, Manchester Local Development Framework (Core Strategy) and the Extant Policies of the UDP.
- 5.3.** The proposal will create a well-designed extension with more amenity space than that allowed under Permitted Development.
- 5.4.** The proposal enhances and sustains local character. It promotes a high quality, legible development with a successful relationship between public and private space.

- 5.5.** The design of the proposed dwelling responds to the context of the local landscape, culture, form and scale.
- 5.6.** The amount of development is reflected in the context of the existing site which will provide for the efficient use of land whilst safeguarding quality of life.
- 5.7.** The layout of the proposal integrates with its surrounding environment and its position reflects the alignment of the surrounding dwellings.
- 5.8.** The scale of the proposal is considered appropriate for the surrounding environment and allows The Coach House to increase its floor area in accordance with National Minimum Space Standards.
- 5.9.** The location of the proposed dwelling within the site provides a sense of enclosure against the external spaces. The proposed dwelling will appear fully integrated within the existing landscape with a harmonious palette.
- 5.10.** It is not considered that the proposal will have a detrimental impact upon the surrounding area.
- 5.11.** The proposal will provide for the creation and support of jobs during the development and construction stage. The future occupants will also have a positive impact on the local economy.
- 5.12.** The proposal will provide for a high quality development that will be visible from the public realm. The proposal will have no negative impact upon community safety and it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.