

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 129074/FH/2021

**Date registered valid:** 11 January 2021

**Proposal:** Erection of single story front extension and two-storey rear extension to provide additional living accommodation.

**Address:** 46 Caistor Close, Manchester, M16 8NW

**Ward(s):** Whalley Range Ward

**Applicant:** Mr Qaid Hussain 46 Caistor Close, Manchester, M16 8NW

**Agent (if any):** Mr Ronald Gonshaw, Gonshaw Associates The Studio, 3 Kendal Drive, Gatley, Cheadle, SK8 4QJ

**Case officer:** Janet Lawless  
Tel: 0161 234 4535  
Email: [janet.lawless@manchester.gov.uk](mailto:janet.lawless@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 8 March 2021

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Standard consultations:**

No consultations have been printed and sent.

**Neighbour notifications**

Printed: 13 January 2021 Expired: 3 February 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 property that is the subject of this householder planning application is a 2 storey link detached property in a block of 4 houses. It is identified as 46 Caistor Close. The garage to the front at ground floor has already had the benefit of a conversion to additional living accommodation. The garage door has been replaced by a window. The first floor projects over the ground floor marginally, creating a canopy effect and has a small dormer within the front roof slope. The property includes a front and rear garden. with a driveway that runs up to the front elevation of what was formerly the garage. There is currently a single storey conservatory the full width of the property to the rear. This will be demolished to facilitate the development.

The estate within which it is located was built in the mid 1990's and there were no conditions attached to that original permission to remove permitted development rights for these houses. The property is located within the Whalley Range ward of the City.

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

Caistor Close is a 90's residential estate. It is characterised by a winding road and open plan green front gardens. It consists of similar two storey brick dwellinghouses; a mixture of detached, semi-detached and terraced. The area benefits from being close to Chorlton District Centre and Hough End Playing Fields. The area is predominantly residential in nature with Whalley Range cricket and tennis club to the rear of the site.

## **Description of development**

The proposal is for a small infill extension to the frontage at the ground floor which would bring it in line with the projection of the canopied roof to the first floor, together with a part single part two storey extension to the rear. The extended accommodation would provide additional living space in the form of an open plan kitchen diner to the rear ground floor, and a WC to the front,

with 2 additional bedrooms to the rear at first floor making 4 bedrooms in total. The windows proposed are all in the rear elevation, with bi-fold doors to the rear opening out onto the applicants' own garden.

At the point where it sits closest to the boundary with number 44 Caistor Close it is only single storey and set in from the common boundary by 1.6 metres. It has also been angled to reduce the impact further resulting in a 2.15 metres rearward projection, increasing to 2.9 metres as it returns towards number 48 Caistor Close. The rearward projection is the same for the 2 -storey rear extension at 2.9 metres.

### **Consultations & Notification Responses**

Local residents were informed- one representation has been received which raises the following objections: Our garden is north west/ north east facing, and backs onto the cricket ground, which has a boundary of very high trees. The trees already take away our light, the extension on number 46 Caistor Avenue would take away the remaining light, impacting on the property price and our health.

### **Issues**

#### **Policies**

The following policies are considered relevant in the consideration of this application.

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 the general character of the property, and the effect upon the amenity of neighbouring occupiers.

DC1.1 - 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 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 street-scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 - 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 the original buildings);
- b. They do not create an 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 street scene by virtue of design, use of materials or constructional 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).

Reasons - Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, whilst at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the Policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

Policy DM1 - 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. All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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.
- o Development should have regard to the character of the surrounding area.
- o Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.
- o The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- o Flood risk and drainage.
- o Existing or proposed hazardous installations.
- o Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

Policy SP1 - Spatial Principles:

This Policy refers to the key spatial principles which will guide the strategic development of Manchester to 2027, together with Core Development Principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and wellbeing of residents, consider the needs of all members of the community and protect and enhance the built environment. All development should have regard to the character, issues and strategy for each regeneration area as described in the Strategic Regeneration Framework and the Manchester Strategic Plan. Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria; 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); they do not create an undue loss of sunlight, daylight or privacy; 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.

The National Planning Policy Framework (NPPF)

The NPPF was published on the 27 March 2012 (revised July 2018) and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. 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.

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

**Principle -** The principle of extending a residential property within an existing residential area to create additional living accommodation is considered acceptable, however consideration must be given to the proposal's siting, scale, massing and appearance and its impact upon visual and residential amenity.

**Siting, scale and massing -** The proposed part single part 2 storey extension would be sited at the rear of the property, facing out onto the garden and Whalley Range Cricket & Tennis Club. The proposed extension is modest in scale and remains subservient to the host property. The massing has been reduced on the common boundary with number 44 Caistor Close by pulling the 2- storey in off that boundary by 1.6 m being only single storey up to the boundary. The relationship is also acceptable where it goes up to the boundary with number 48, as, at that point it only extends sideways as far as the existing house at number 46, and it retains a gap to the neighbouring boundary at number 48, with the closest part of number 48 being their single storey garage. It would have a rearward projection of 2.9m and would have a width of 6.8m. These dimensions are within those specified within policy DC1.

The single storey to the rear has a mono-pitch roof which reduces the massing and the 2 storey also is angled away from the boundary. It has a very shallow pitch on the mono-pitch roof of the 2 storey element to allow for water runoff, and this takes the height to just above the eaves of the existing house, which reduces the massing considerably as opposed to tying it in to the existing roof slope.

The ground floor is in line with the existing ground floor footprint.

Due to the proposal's siting at the rear, the works would not be readily visible from the public highway and therefore would not significantly feature in the street scene of Caistor Close. The rearward projection is less than the 3.65m limit contained within policy DC1, therefore the proposals are considered acceptable in size and location.

**Appearance and visual amenity -** The walls of the rear extension are to be constructed with facing brickwork to match the original house. The roof would be mono-pitch. It would feature white colour coated aluminium bi-folding doors in the rear elevation, opening onto the garden. The roof tiles would be grey concrete tiles to match the main. The windows proposed for the front and rear of the property would be white UPVC.

The design of the proposal is typical of this type of development and is considered both subservient to the original building and in-keeping with the surrounding area, therefore the visual amenity of the both the original house and Caistor Close is not thought to be harmed, pursuant to policies DM1 and DC1.

**Residential amenity -** The house is situated central within the cul-de-sac, with the open ground of the Cricket & Tennis Club to the rear. The boundary to the rear is also well shielded through the established tree line along the recreation space. Therefore the only properties it would likely impact with the rear extension would be the neighbours at No.44 and No 48, the latter of which already has a single storey rear conservatory. In addition, the northern orientation of the gardens lessens any potential overshadowing.

It is not thought to give rise to any significant overlooking or loss of privacy for any surrounding occupiers. There are no windows proposed for the side elevations of the extension, further limiting the potential for overlooking.

Both neighbours and the Cricket & Tennis Club were notified of the development and one objection had been received stating that the trees to the cricket club block out light and that the proposed extension would block out light further. Having considered the orientation of the property, and the gap retained to the boundary at the first floor on the common boundary, it is not considered that the proposed development would have such an impact upon the neighbouring property as to merit refusal.

The proposal complies with the policies contained within the Core Strategy and is not thought to negatively impact upon the residential amenity currently enjoyed by the neighbouring occupiers.

Refuse storage - The bins are currently stored to the front of the former garage area, however, as this is to be filled in by the proposed front extension, a condition requiring the detail and location of a proposed bin store shall be attached to any consent granted.

Parking - The current parking situation would not be impacted, with the integral garage having already been converted under Permitted Development Rights.

Conclusion - The proposal complies with policies DM1, DC1, SP1 and the NPPF and is not considered to harm the residential or visual amenity of either the property itself or the area within which it is located.

### **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:**

#### **Article 35 Declaration**

No significant issues arose during the processing of the application and the application has been determined in a timely manner and is considered to be in accordance with the policies within the Development Plan.

**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:

40312/02- Location plan received 11th January 2021

40312/03- Existing floor plans and elevations received 8th March 2021

40312/04- Proposed floor plans and elevations received 11th January 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 approved 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.

4) Prior to the occupation of the development hereby approved, full details of secure and ventilated bin storage, including its location and elevations, shall be submitted to and approved in writing by the City Council as local planning authority. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5) 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 extensions 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.

6) The application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

55 Caistor Close, Manchester, M16 8NW

48 Caistor Close, Manchester, M16 8NW

44 Caistor Close, Manchester, M16 8NW

## **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

Area Team Boundary - Name: SOUTH