

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128126/FH/2020

Date registered valid: 30 September 2020

Proposal: Erection of a single storey rear extension to provide additional living accommodation

Address: 34 Scarisbrick Road, Manchester, M19 2BS

Ward(s): Burnage Ward

Applicant: Mrs Matthews 34 Scarisbrick Road, Manchester, M19 2BS

Agent (if any): David Liversidge David Liversidge 259 Rossendale Road, BB11 5BZ

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 24 November 2020

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: 7 October 2020 Expired: 28 October 2020

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:

Tree Preservation Order:

Description of site / building / area

The application relates to a 2-storey semi-detached dwellinghouse with rendered façade and amenity space to the front, side and rear elevations. There is an existing felted flat roof rear extension with rendered walls (approx. 2.1 metre depth); single storey pitched roof side extension which is in-part rendered and is significantly set-back from the front building line of the original house and which projects along the common shared boundary with no. 36 Scarisbrick Road; including substantially block paved front and side amenity space and within curtilage car parking for at least 2 vehicles. There is fencing to the perimeter of the rear garden, which screens the garden area.

Description of development

The submitted scheme relates to the erection of a single storey rear extension to provide additional living accommodation.

The proposed single storey rear extension would be stepped away 1000mm from the common shared boundary with no. 32 Scarisbrick Road, then from the rear elevation of the existing flat roof extension it would project 2500mm (length) x 4000mm (width) coming rearward of the existing single storey pitched roof extension. It would once again be stepped-away 1000mm +

4000mm from the common shared boundary with no. 32 Scarisbrick Road then project a further 2000mm along this boundary into the rear garden, with a proposed width of 1500mm when coming forward of the existing single storey pitched roof extension. The height of the proposed extension would be 2900mm, or 3274mm when measured to the pitch of the proposed roof lantern/rooflight.

A flat roof design is proposed which will incorporate 2 windows/roof lanterns along the roof elevation. A window and patio style door are also proposed facing the common shared boundary with no. 32 Scarisbrick Road, along with a further window and a door facing the rear garden. In terms of external facing materials, the proposed single storey flat roof extension would be rendered, in keeping with the existing.

In terms of the proposed window and patio style door facing the common shared boundary with no. 32 Scarisbrick Road, concerns were raised with the agent in relation to privacy distance matters and it was advised that any recommendation for planning approval would have conditions attached in the interest of privacy and overlooking, (correspondence with agent dated 24/11/2020).

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No objections, comments or representations were received.

POLICIES

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

1. The National Planning Policy Framework (NPPF), (February 2019)

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

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Policy DC1 for Residential Extensions is still considered of relevance.

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

- In addition, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The document advises that high quality design is a vital attribute of successful neighbourhoods.
- Paragraph 2.14 goes on to say: 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.

ISSUES

As outlined above, the submitted scheme relates to the erection of a single storey rear extension to provide additional living accommodation.

In terms of the proposed window and patio style door facing the common shared boundary with no. 32 Scarisbrick Road, concerns were raised with the agent in relation to privacy distance matters and it was advised that any recommendation for planning approval would have conditions attached, in the interest of privacy and overlooking, (correspondence with agent dated 24/11/2020).

Principle of development

The principle of the proposal in providing additional residential accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Height, scale and massing

In terms of height, scale and massing; given the footprint and height of the existing extensions and due to the fact that the proposed extension would be single storey, and it is at the rear of the application site, and the depth of remaining rear garden in context with the ginnel running immediately behind the rear boundary fence, the proposed extension is considered to be proportionate. It would also be stepped away 1000mm from the common shared boundary with no. 32 Scarisbrick Road, and once again be stepped-away a further 1000mm + 4000mm from this common shared boundary and the proposed height would be 2900mm, or 3274mm when measured to the pitch of the proposed roof lantern/rooflight. In addition, it would be significantly screened by the existing shared boundary fence. On balance, it is considered that the proposed extension would create no significant adverse impact in terms of height, scale and massing on the amenities of the neighbouring occupiers, pursuant to the requirements of Core Strategy policies EN1, DM1 and SP1.

Siting

In terms of siting, the proposed single storey rear extension would be stepped away 1000mm from the common shared boundary with no. 32 Scarisbrick Road, and once again be stepped-

away a further 1000mm + 4000mm from this common shared boundary. It would project no further than the existing single storey pitch roof extension, and as such it would not present any adverse impact on the occupiers of no. 36 Scarisbrick Road, as there is a significant separation along this elevation, along with the common boundary fencing approximately 1.8m high. It is not considered that the proposal would adversely affect the streetscene or neighbouring houses. It would not be visible along the Scarisbrick streetscene, only be seen by the occupiers of the immediate site, specifically; those at nos. 32 and 36 Scarisbrick Road, or by those using the ginnel along the rear elevation. There is also significant separation from those properties along the rear of the application site. On balance, it is therefore considered that the development meets the requirements of Core Strategy policies EN1, DM1 and SP1 and saved UDP policy DC1.

Residential amenity

It is considered that the proposed development would allow the adaptation of the existing dwelling to meet the changing needs of the occupiers. In terms of the proposed window and patio style door facing the common shared boundary with no. 32 Scarisbrick Road, concerns were raised with the agent in relation to privacy distance matters and the agent was advised that any recommendation for planning approval would have conditions attached to mitigate the impact on residential amenity, (correspondence with agent dated 24/11/2020). In addition, a further condition has been recommended to ensure that only approved windows are incorporated into the proposed extension, and proposed materials are in keeping. On this basis, and subject to conditions, it is not considered that the development would result in undue overlooking or loss of privacy, and the proposed development would not affect the relationship of the site for configuration of neighbouring houses and therefore the development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Design and appearance

In context of the existing extensions, it is not considered that the proposed development would unduly harm the character of the building or the general area. The proposal is at the rear of the application site and there is significant separation from those properties along the rear. In terms materials, the proposed single storey flat roof extension would be rendered in keeping with the existing, and external facing materials would match existing. However, a materials condition has been attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

Waste Management

The existing waste management arrangements would be unaffected; pursuant with The Manchester Core Strategy Development Plan Document Policy EN19, and saved Policy DC1 of the Unitary Development Plan.

Car Parking / Highways issues

The existing arrangement would be unaffected by the proposal, pursuant with The Manchester Core Strategy Development Plan Document Policy T2, and saved Policy DC1 of the Unitary Development Plan.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, in the interest of privacy and overlooking, it has been negotiated that the 2 proposed windows/glazing inserts facing the common shared boundary with no. 32 Scarisbrick Road would be non-opening and obscurely glazed, (correspondence with agent dated 24/11/2020). 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. There were no other issues to raise with the agent and the appropriate conditions have been attached.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 28 September 2020.
- Location and Site Plans, drawing no: 20/74/5, received by the City Council as the Local Planning Authority on 28 September 2020.
- Existing floor plans and elevations, drawing no: 20/74/1, received by the City Council as the Local Planning Authority on 28 September 2020.
- Proposed wall sections, drawing no: 20/74/4, received by the City Council as the Local Planning Authority on 28 September 2020.
- Proposed floor plans and elevations, drawing no: 20/74/2, received by the City Council as the Local Planning Authority on 28 September 2020.

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 building in terms of type, colour, texture and scale and as stated on the application form and approved drawings.

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) Before first occupation of the development thereby approved, the 2 proposed windows/glazed inserts on the eastern side elevation, facing the common shared boundary with no. 32 Scarisbrick Road as shown on: Proposed floor plans and elevations, drawing no: 20/74/2, received by the City Council as the Local Planning Authority on 28 September 2020 and in correspondence with agent dated 24/11/2020, shall be non-opening and obscurely 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.

5) 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: Proposed floor plans and elevations, drawing no: 20/74/2, received by the City Council as the Local Planning Authority on 28 September 2020.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking, pursuant to The Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

6) 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 part of the development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

32 Scarisbrick Road, Manchester, M19 2BS
11 Austin Grove, Manchester, M19 2BH
36 Scarisbrick Road, Manchester, M19 2BS

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: NORTH2