

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127722/FH/2020

Date registered valid: 14 August 2020

Proposal: Erection of part single part two storey rear extension to form additional living accommodation.

Address: 59 Northfield Road, Manchester, M40 3RN

Ward(s): Moston Ward

Applicant: Mr Warren Toboni 10 Park Avenue, Failsworth, Manchester, M35 0DY

Agent (if any): Mr J Kendal 9 South Square, Thornton Cleveleys, Wyre, FY5 1JP

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: j.renshaw-livesey@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 21 September 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: 2 September 2020

Expired: 23 September 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: No

Tree Preservation Order: NO

59 Northfield Road is a of two detached properties of a similar type positioned next to each other which lies in an area predominantly made up of semidetached properties . The neighbouring property to one side of the application site is a dormer bungalow. The property lies within a predominantly residential area of Moston. The property benefits from garden area to the front and rear, off street car parking space and boundary screening.

The submitted application is for the erection of part single part two storey rear extension to form additional living accommodation.

The application seeks consent or a single storey rear extension measuring 5.2m width x 3.1m projection and 3m in height. The two storey element would measure 5.2m width x 2m projection x 6.7m x 6.7m height.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Issues

POLICY CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Manchester's Core Strategy

Policy DM1 states - All development should have regard to:

Appropriate siting, layout, scale, form, massing, materials and detail.

Impact on 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 upon 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.

Adequacy of internal accommodation and external amenity space.

Refuse storage and collection.

Vehicular access and car parking.

UDP CONTEXT

The following UDP policies are applicable to the proposed development:

Policy 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 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.

Policy 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 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 parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a). rearward extensions greater than 3.65 metres 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).

Policy DC1.4 states in considering proposals for 2 storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance 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 (5 ft) 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.

Principle

It is considered the proposed development is acceptable in terms of the National Planning Policy Framework (NPPF), the adopted Unitary Development Plan for the City of Manchester, including policies DC1, and Manchester's Core Strategy, including policy DM1.

Design/ Siting is considered acceptable. The proposed extension respects the proportions of the existing house, and the fenestration is of the same dimensions as those on the existing elevations. The materials to be used would match the materials of the existing property and a condition to that effect would be attached to any consent granted. The siting is considered acceptable. The extension would be no closer to the properties at number 61 and 57 Northfield Road.

Residential Amenity

It is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties. The reason being that the 2 storey element of the extension would only project 2 metres from the rear of the property, with the single storey projecting 3.1. The detached property at no 57 is set back marginally in relation to no59, as a result of the orientation of the neighbouring buildings there may well be an element of shadowing at certain time of the day namely in the early evening when the sun is in a westerly position. However, impact is not significant enough to warrant refusal of the proposal. No shadowing would occur within the demise of no61 Northfield due to the significant separation between the buildings.

There are no windows proposed in either of the side elevations. The window arrangement mimics the existing. As such it is not considered that there would be an issue with overlooking or loss of privacy. The application site sits on a large rectangular plot with a commercial building at the rear of the garden. Although the extension would bring the built form closer the rear

boundary the distance the commercial building would be away from the extension there would be no detrimental impact.

It is considered that the proposal is acceptable in residential amenity terms, and in accordance with policies DC1 and DM1. Even following development there would still be a large area of usable outside amenity space will be retained, in accordance with policies DC1 and DM1.

Visual Amenity

It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties, nor the area within which it is located. The extension would remain subservient to the existing property, and the materials to be used would match those of the existing property, there is no undue harm on the visual amenity, and the proposal accords with policy.

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. The proposal is considered to be in accordance with 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:

JPP/2017- 001

JPP/2017- 002

JPP/2017- 003

JPP/2017- 004

JPP/2017- 005

JPP/2017- 006, stamped as received on the 11 August 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 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 drawings, JPP/2017 -002 and 006, stamped as received on the 11 August 2020.

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

5) The first floor bathroom facility shown on drawing number JPP/2017-006, stamped as received on 11 August 2020, shall be obscure 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.

Appendix 1 – List of consultees & neighbours notified

57 Northfield Road, Manchester, M40 3RN

61 Northfield Road, Manchester, M40 3RN

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 Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1