

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126978/FH/2020

Date registered valid: 2 June 2020

Proposal: Erection of part single and part two storey side extension to form additional living accommodation

Address: 47 Boothroyden Road, Manchester, M9 0SJ

Ward(s): Higher Blackley Ward

Applicant: Mr Smith 47 Boothroyden Road, Manchester, M9 0SJ

Agent (if any): Mr Justyn Lambert Magnus Technical Engineering Ltd Suite 1A
Blackthorn House , Skull House Lane, Appley Bridge, WN6 9DB

Case officer: Nasira Farooq
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Recommendation: Approve

Date of recommendation: 9 July 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 June 2020

Standard consultations:

Printed: 4 June 2020 Expired: 25 June 2020

Neighbour notifications

Printed: 4 June 2020 Expired: 25 June 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

DESCRIPTION OF SITE

The property relates to a 2 storey, pitched roof detached property fronting Boothroyden Road. The property is situated within a row of similar properties within a wider residential development in the area of Higher Blackley in North Manchester. The property benefits from open plan garden area to the front and secure rear garden area, existing front porch, existing rear conservatory, off street car parking space on driveway along the side of property and boundary screening to rear.

The initial submitted application was for the erection of a two storey side extension to form additional living accommodation.

Due to revised plans the proposal now relates to the erection of part single and part two storey side extension to form additional living accommodation.

PLANNING HISTORY

034018 - RESERVED MATTERS Application seeking approval for the siting, design, external appearance and landscaping previously approved in outline under Ref F31732 of 14 houses APPROVED 8/6/89

031732 - Residential development including the laying out of roads and sewers and the closure of Boothroyden Terrace at its junction with Boothroyden Road APPROVED 10/11/88

030020 - Erection of 80 houses and bungalows with associated roads, sewers, fencing, footpaths and landscaping APPROVED 3/12/87

CONSULTATIONS & NOTIFICATION RESPONSES

Local Residents - None received

Highways

- o The site is located adjacent to the adopted highway Boothroyden Road and benefits from a paved driveway to the front of the property providing off-street parking for residents.
- o All works are contained within the perimeter of the site and does not impact on the adopted highway.
- o It is understood that the development will not affect the current driveway parking arrangement and therefore the proposals will not increase demands for parking on Boothroyden Road.
- o Highways have no objections to the proposals in principle, however it is recommended that all construction related vehicles park/load off the adopted highway to prevent disruption on Boothroyden Road.

POLICIES

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.

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.

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
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- 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 OF DEVELOPMENT

The initial submitted application was for the erection of a two storey side extension to form additional living accommodation.

Due to concerns raised revised plans have been received (7 July 2020) which shows the in relation to the erection of part single and part two storey side extension to form additional living accommodation. The proposed development accommodates an extended dining area, snug area and utility room at ground floor and extended bedroom no.3 and one new bedroom at first floor.

RESIDENTIAL/VISUAL AMENITY

The application site relates to a detached property situated within a row of similar properties fronting Boothroyden Road. The shape of the site appears to be an irregular triangle shape which is narrower at the front and wider to the rear. The property benefits from garden area with an open front area similar to those within the street scene and enclosed rear area. The property also benefits from a driveway which can accommodate one off street car parking space accessed directly off Boothroyden Road.

The detached properties follow the curved shape of the road and appear to follow a slight building line, however due to the position and angle along this curve there appears to be a slight stagger along the properties. The application site is set ever so slightly forward than the adjacent detached properties.

Having assessed the original plans, concerns were raised in relation to the proposal as it did not appear to be subservient, created a detrimental impact upon the residential and visual amenity of the existing property, and the local surrounding area.

The initial scheme showed the proposed 2 storey side extension posed a detrimental impact upon residential and visual amenity upon the existing detached property and the adjacent detached property at no.49 Boothroyden Road in terms of reducing any potential development gap between the houses, which is capable of being shared equally by the owners or occupiers of the two properties concerned.

Furthermore the extension resulted in narrowing the gap between the detached properties creating unsatisfactory visual relationships between the properties within the character of the local area.

The agent was therefore advised to submit revised drawings showing the following: -

- o 1.0m setback at ground floor level from the original front elevation of the property (not from the front porch)
- o 2.0m setback at first floor level from the original front elevation of the property (not from the front porch)
- o The proposed 2 storey side extension roof should be lowered below the existing roof ridge and in line with the existing eaves
- o The proposed site layout plan should indicate one off street car parking space (3.0m x 6.0m dimensions in line with highways) and location of bins (4 no. bins) with an appropriate bin store/structure within the curtilage of the site

- o Saved Unitary Development Plan Policy DC1.4 states, in considering proposals for 2 storey side extensions' 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.
- o Local Development Framework Core Strategy Development Plan (Adopted 11 July 2012) 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.

Revised drawings were received (7 July 2020) which now show a 1.0m setback at first floor level and 2.0m setback at first floor level from the main frontage of the house, the proposed roof ridge lowered, off street car parking space and area for 4 no. bins within the curtilage of the site.

The revisions to the proposal now appear to be subservient and acceptable in terms of residential and visual amenity upon the existing property and adjoining properties and the overall character of the street scene.

The development now relates to a part single and part two storey side extension, with the gable pitch roof lowered than the existing ridge and in line with the existing eaves, the ground floor element set back by 1.0m and first floor element setback by 2.0m from the main frontage.

The proposed extension does lie in close proximity along the shared common boundary with no.49 Boothroyden Road, however due to the setting back of the extension, this has helped to achieve an acceptable gap between the properties and still allow for any potential development at n.49 Boothroyden Road.

The proposal appears to be subservient and acceptable in terms of residential and visual amenity upon the existing detached property and adjoining properties. The proposed side extension's set back and lowered roof design allows the extension to be subservient within the overall character of the street scene and along this particular curved road design.

No windows are proposed in the new gable elevation of the development, new windows are proposed in the front and rear elevations of the extension overlooking the front and rear garden areas. The proposed openings do not pose any significant issues in terms of residential amenity; overlooking or privacy. A condition shall be applied to any approval regarding no further windows and doors in any of the elevations.

The proposed extension poses minimum impact upon loss of light and overshadowing, the frontage of the property is north-east facing and rear garden area south-west facing, with the proposed development along the west elevation. The proposed size, scale and height are subservient, therefore appears to be acceptable in both visual and residential amenity or within the character of the general street scene.

Overall the proposal is considered to be subservient to the existing property and therefore does not create any significant impact in terms of visual and residential amenity within the character of the general area.

It is considered that the proposed development is acceptable, in terms of the adopted Unitary Development Plan for the City of Manchester, including policies DC1, and Manchester's Core Strategy, including policy DM1.

The proposal is in accordance with policy DC1.1, which states that the Council will have regard to the general character of the property, the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs, and the effect of the loss of any on-site car parking; policy DC1.2, which states that extensions will be allowed where they are not out of character with the style of development in the area or surrounding street scene by virtue of design etc. and policy DC1.4, which states, in considering proposals for 2 storey side extensions' 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.

It is also considered that the proposal is in accordance with policy DM1, which 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.

DESIGN & APPEARANCE

The proposed extensions are in keeping with the original property and the applicant intends to match the existing materials with that of the house, therefore it is considered that the proposal is acceptable in design terms.

CAR PARKING

Off street car parking is provided at the property and would be unaffected by the proposal.

REFUSE STORAGE

During the site visit it was noted that the bins were currently stored along the side the property, however due to the position of the new side extension an appropriate bin structure condition shall be applied to protect residential amenity.

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 officers have worked with the agent in a positive and proactive manner by requesting further information and drawings relating to the scheme and appropriate conditions to the approval have also 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:

- o Location Plan stamped and received by the City Council as Local Planning Authority on 22 May 2020
- o Site / Block Plan drawing no: Smith/03 stamped and received by the City Council as Local Planning Authority on 7 July 2020
- o Existing Layouts drawing no. Smith/01 stamped and received by the City Council as Local Planning Authority on 22 May 2020
- o Proposed Layout drawing no: Smith/02 Rev A stamped and received by the City Council as Local Planning Authority on 7 July 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, 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.

3) The external facing materials to be used on the extensions 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 'Proposed Layout drawing no: Smith/02 Rev A' stamped and received by the City Council as Local Planning Authority on 7 July 2020.

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

5) Prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. 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 so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, 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.

INFORMATIVES

1) NOTE: All construction related vehicles park/load off the adopted highway to prevent disruption on Boothroyden Road.

Appendix 1 – List of consultees & neighbours notified

Highway Services

45 Boothroyden Road, Manchester, M9 0SJ

49 Boothroyden Road, Manchester, M9 0SJ

42 Boothroyden Road, Manchester, M9 0SL

40 Boothroyden Road, Manchester, M9 0SL

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

Area Team Boundary - Name: NORTH1