

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126087/FH/2020

Date registered valid: 3 February 2020

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

Address: 11 Greenwich Close, Manchester, M40 1NH

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Hassan 11 Greenwich Close, Manchester, M40 1NH

Agent (if any): Mr Vickas Alyas Vikas Alyas Ltd 880 Stockport Road, Manchester, M19 3BN

Case officer: Eve Woolstencroft
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Recommendation: Approve

Date of recommendation: 07 July 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 4 February 2020 Expired: 25 February 2020

Neighbour notifications

Printed: 29 April 2020 Expired: 6 May 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/Area

The application site relates to a two storey, semi-detached property, located at the head of a cul-de-sac within a predominately residential area in the Newton Heath area of North Manchester. The property benefits from large rear and side garden areas, off street car parking space to the side and boundary screening. The property sits within a triangular shaped plot, the gap between the side wall of the dwellinghouse and the shared boundary widens along with the depth of the garden.

Description of Development

The application seeks planning permission for the erection of a two storey side extension and part single, part two storey rear extension form additional living accommodation. The proposed two storey side extension would be set back from the front elevation at both ground at first floor by approx. 3.2 metres, have a width of 4.8 metres and project 6.5 metres to the rear of the existing house at ground floor and 3.5 metres at ground floor. The single storey rear extension would have a rear projection of approx. 6.7 metres, height to the eaves of 2.8 metres and maximum height of 3.8 metres. The two storey rear extension would be set away from the shared boundary by 3.2 metres with a rear projection of 3.6 metres.

Consultations & Notification Responses

Local residents were notified and one response was received. Concerns raised can be summarised as follows:

The scale of the proposed extension is not in keeping with existing houses or extensions in the area

- The extension extends beyond the existing building line of No.12 Greenwich Close to the rear, resulting in light being taken and views out being reduced.
- The close proximity of the proposed extension to existing buildings at No.12 risks undermining existing foundations.
- The increase in bedrooms has potential to cause additional parking and waste servicing requirements beyond capacity of existing street.
- Parking to the rear is not in keeping with rest of the street and will have a negative impact on the adjacent garden space and introduces vehicle noise/vibration/fumes to the rear gardens
- The existing tree line does not seem to be accurately represented on the drawings.
- The landscaping plans indicate that the majority of the current level grassed garden area will be hard paved or flagged raising concerns regarding flood risk
- A key original (and current) design rule of Greenwich Close was keeping kitchens at opposite ends of the semi-detached houses, thereby avoiding transfer of food preparation odours. Natural or mechanical extract from the proposed kitchen location will be directly adjacent living spaces in No.12, causing odours which were previously not present due to the location of the existing/original kitchen.
- The treatment of rainwater falling onto the proposed extension kitchen roof and materials are not indicated and could result in water logging and rainfall noise issues to the adjacent rear bedroom of No .12.

With regards to the relevant planning issues raised theses will be addressed in the issues section of the report. Issues raised regarding drainage and structural safety of the proposed extension are not material considerations and would be addressed by the current building regulations.

A further neighbour consultation was carried out following the receipt of revised drawings, two further objection were received from the original objector stating the same concerns.

Another representation was received raising concerns as to not having been consulted, the resident does not adjoin the site.

Environmental Health - recommendation of a Gas Membrane Condition.

Metro ink - information with regards to working safe close to metrolink forwarded to applicant.

Policy

NPPF (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are: an economic objective, a social and an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Extant UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing occupational needs.

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).

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 (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.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

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, 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.
 - 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.
 - Effects relating to biodiversity, landscape, archaeological or built heritage.
 - Green Infrastructure including open space, both public and private.
 - The use of alternatives to peat-based products in landscaping/gardens within development schemes.
 - Flood risk and drainage.
 - Existing or proposed hazardous installations.
 - Vehicular access and car parking.
 - Effects relating to biodiversity, landscape, archaeological or built heritage.
 - Green Infrastructure including open space, both public and private.
- Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:
- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

Issues

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family

dwelling house it is not considered that the proposed extension would give rise to any significant additional waste or parking pressures.

Residential Amenity/Visual Amenity

The application as submitted originally included a free standing garage and the proposed first floor element of the rear extension was set only approx. 2 metres from the shared boundary with no 13 Greenwich Close. The proposed outbuilding by reason of its position close to the boundary, size, bulk and massing was considered to form an overly dominant and visually intrusive feature within the curtilage of the dwellinghouse. The first floor element of the rear extension as considered to appear overbearing due to its proximity to the boundary. Revisions were received on 22 April 2020 and the scheme is now considered acceptable.

The side extension is set approximately 3 metre away from the shared boundary with the non-adjoining property no. 9 Greenwich Close at its nearest point and this gap to the boundary widens to over 10 metres at the rear of the proposed extension. As the proposed extension set back from the principal elevation by approximately 4.8 metres whilst the rear element of the side extension has a rear projection of 6 metres and ground floor and 3.6 at first, the large gap to the shared boundary with no .9 is considered to sufficiently mitigate any harmful the impacts of the extension on the amenity of no. 9 in terms of overshadowing and overbearing.

The single storey element of the rear extension would project approx. 1 metre further than the existing single storey extension of no. 13 Green which close. The two storey element would have a rear projection of 3.6 metres and be set away from the shared boundary with no. 13 by 3.2 metres. Given that the single storey element projects only 1 metres forward of the extension at no. 13 and that the first floor extension is stepped away by 3.2 metres with a hipped roof design, there proposed extension is not considered to give rise to any harmful impacts on the amenity of occupiers at no. 13 Greenwich close.

The extension would lie to the east of no. 13 Greenwich close and therefore overshadowing impacts to this property are to be limited to the morning and due to the rear projection and step away from the boundary, any potential overshadowing impacts are not considered to be significant.

There would be no windows in the side elevation of the extension facing no 13 Greenwich close and therefore it is not believed that there will be any significant overlooking/privacy impacts. There are three proposed windows in the proposed side elevation facing no. 9 Greenwich Close, due to the gap to the boundary and boundary screening in place, these are not considered to give rise to significant overlooking impacts. A condition will be added to ensure the first floor bathroom window is obscurely glazed. There are no properties immediately to the rear of the application property.

The extension is considered to be subservient to the host property as the roof height of the two storey element is set down from the existing roof and set back from the front elevation. Furthermore, the properties position of at the head of a cul-de-sac and its relationship with neighbouring properties, allows for the extension to assimilate into the street-scene without appearing obtrusive.

Due to the above mentioned reasons, the proposal is considered to be acceptable and in accordance with saved UDP Policy DC1 and Policy DM1 of the Core Strategy.

Car Parking

The proposed extension does not affect off street car parking at the site and therefore the proposal is considered acceptable in terms of car parking.

Refuse Storage

There is sufficient distance maintained from the side elevation of the extension to the boundary to allow space for the transportation of bins from the rear garden to the highway on collection day.

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 application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

-Drawings Referenced: A101 Rev P5, A102 Rev P1, A103 Rev P2, A104 Rev P1, A105 Rev P5 received via email by the City Council as Local Planning Authority on 07 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 materials to be used on the external surfaces of the extension hereby permitted 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) Before first occupation the windows in the side elevation as shown on Proposed Elevations drawing ref. A105 Rev P4 received via email by the City Council as Local Planning Authority on 24 June 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.

5) Prior to the commencement of development appropriate and comprehensive construction designs shall for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Network Rail

9 Greenwich Close, Manchester, M40 1NH
6 Greenwich Close, Manchester, M40 1NH
8 Greenwich Close, Manchester, M40 1NH
7 Greenwich Close, Manchester, M40 1NH
5 Greenwich Close, Manchester, M40 1NH
12 Greenwich Close, Manchester, M40 1NH
10 Greenwich Close, Manchester, M40 1NH
11 Greenwich Close, Manchester, M40 1NH

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1