

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125904/FH/2020

Date registered valid: 13 January 2020

Proposal: Erection of a part single part two storey side and rear extension, erection of a front porch, installation of rear dormer together with enlargement of existing garage and elevational alterations to form additional living accommodation

Address: 61 Woodlands Road, Cheetham, Manchester, M8 0WQ

Ward(s): Crumpsall Ward

Applicant: Mr & Mrs Ahmed 20 Bellott Street, Manchester, M8 0PP

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

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

Recommendation: Approve

Date of recommendation: 21 May 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: 31 March 2020 Expired: 7 April 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

The application site is a semi-detached two-storey dwelling house, finished externally in facing brick and concrete roof tiles. There is a two storey extension located at the side and rear of the dwellinghouse.

The dwelling house is prominently located at the corner of Woodlands Road and Woodhalt Road.

The street scenes along Woodlands Road and Woodhalt Road are relatively open in character. There is a variety of building styles (semi-detached and terraced).

This application is for "Erection of 2 storey part side and part rear extension to create additional living accommodation". The new structure will protrude out from the gable end of the dwellinghouse by 4m and it will have an overall length of 11.2 metres long. The front elevation will be flush with the main front elevation of the dwellinghouse and the rear elevation will be flush with the rear wall of the two-storey rear outrigger.

The extension will have a hipped roof to match the roof on the existing house. There will be 1.6 metre set back at first floor level on the front elevation with the gap between the ground level elevation and the first floor elevation being made good by a sloping roof. This setback has been included to prevent terracing occurring in the future.

There is an existing garage with a footprint of 26 Metres Square which will be replaced by a new garage with the same footprint. The position of the garage will be in the same position and the roof height would be increase by approximately 300mm.

Site History

082628/FH/2007/N1 Approved for a two storey side and rear extension.

080023/FH/2006/N1 Refused for a two storey side and rear and dormer extension.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted one objection was received the issues raised are as follows:

*Given the increase in size of the dwelling house it may be rented out for multiple tenants which would give raise to increase car parking demand and increase in footfall.

* The building works cause pollution.

* The extension would block light and be out of character within the area.

Environmental Health were consulted and recommended a gas membrane condition to be attached to the consent.

Response to Objection.

Concerns relating to the increased size of the dwelling house that may result in the house being occupied by multiple tenants is controlled by the means of a planning condition, limiting the amount of non-related occupants of the dwelling, which has been attached to the consent. This condition seeks to protect family dwelling houses from being turned into flats or HMO's. Therefore, restricting the consent reduces the potential for high numbers of people occupying the dwelling at any one time, which would reduce the demand for an increase in car parking and increasing comings and goings at the property. These measures encourage the level of occupancy activity to be conducive with family dwelling houses and therefore, as a result of the proposal the impact of amenity for the surrounding occupiers should cause no more harm than a family dwelling house.

In terms of the impact of the extension on the light levels currently enjoyed by the objector: there is no negative impact or harm caused as a result of the extension given the considerable distance away from the application site. 61 Woodlands Road lies on the opposite side of the main road and does not have any physical relationship to the objector's property.

The issue of pollution caused during construction of an extension is an element which is not controlled by the development management process for this type of small scale development and it is considered that there would be nominal impact from construction processes on the surrounding occupiers.

The objector commented that there has been a decline within the area over the years. However, through the development management process the aim has been to improve all

aspects of development in this location by supporting schemes that make a positive contribution within the area and the application for 61 Woodlands Road is considered to make a positive contribution to the regeneration within the Cheetham Hill area as the design is considered to be acceptable within a residential context.

Issues

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 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- o An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- o A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- o An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- c) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- d) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised - for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account - including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

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

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

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.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

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 the Proposal.

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

A previous scheme was approved under planning reference number 082628/FH/2007/N1 for a two storey side and rear extension the same size, scale and massing of this current proposal. The only addition to the current case are the alterations to the height of the garage. Prior to the this proposal being approved a scheme for a two storey side and rear extension including dormer extensions to the roof was refused under planning reference number 080023/FH/2006/N1.

RESIDENTIAL/VISUAL AMENITY

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

The application site is an end property in a long row fronting Woodlands Road. The properties follow a strong building line and there are driveways/gap along the side of the properties. The shape of the site is rectangular front to rear, with garden area to the rear overlooking rear garden areas to the west of the site.

It is noted that there appears to be a style of 'L' shaped corner properties which form part of the overall character and design in relation to this particular residential estate.

The proposed submission relates to a two storey side extension setback 1.7 from the main frontage of the property and a part single storey extension along the entire rear elevation, with a part first floor extension which has been set off the shared common boundary with the adjoining property by 3.5 metres. The proposed rear extension projects 3.6 metres from the original elevation of the dwelling house. The ground floor element accommodates a new kitchen area to the rear and lounge area to the side. The proposed first floor element accommodates two additional bedroom and a bathroom.

The proposed single storey element of the extension has been sited slightly off the shared common boundary, however it is still in close proximity with the adjoining neighbours at 59 Woodlands Road. However, permitted development rights could be exercise in this instance.

The current proposal appears to be subservient and acceptable in terms of residential and visual amenity upon the existing property and adjoining properties. The proposed 2 storey side extension's has been set back from the original frontage which allows a greater sense of space along the front of the property and garden area, in terms of its projection the side extension is in line with the existing rear elevation and does not project beyond this.

The proposal windows on the front and rear of the extension which have no significant issues in terms of residential amenity; overlooking or privacy as they are proposed in the front and rear elevations of the extension overlooking the front and rear garden areas. There are also windows introduced on the side elevation fronting Woodhault Road which include a ground floor kitchen and one obscure WC window and one first floor bedroom obscure bathroom window and Velux windows to the roof and the single storey rear extension also has Velux windows. The previously approved scheme has two, large windows on the side elevation and a bedroom window at first floor level. This proposal differs in the amount of windows to be introduced on the side for example ground floor would only have one unobscured window and at the first floor would only have one unobscured window. Therefore, introduction of the side windows is considered to be acceptable given the distance away from the property on the opposite side of the Woodhault Road and no. 62 Woodland Road, 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 south east facing and rear garden area north east facing. Although it is noted that there will be some loss of light and overshadowing after mid-day, however this will not pose a significant impact upon the adjoining properties and rear garden areas. The proposed extension size, scale and height are subservient, therefore appears to be acceptable in both visual and residential amenity or within the character of the immediate local area.

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.

The Outbuilding

The existing outbuilding measures 6 mtrs in length x 4.5 metres in width x 3.6 metres in height. The footprint of the outbuilding stays the same however, the height has been increased by 300mm. The current use is a garage and the proposed use would be a games room with toilet facilities. There would be windows introduced facing into the rear garden of the application site. Therefore, as a result of the height increase the scale and massing of the outbuilding which remains the same and the positioning of the window would not result in any loss of amenity enjoyed by the surrounding properties.

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.

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.

BIN STORAGE

Location of bins have been shown on the site plan in the rear garden area and details of the bin store have been provided and are considered to be acceptable.

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 to seek solutions to problems arising in relation to dealing with the planning application. No such problems have arisen on this application.

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:

A101 Rev P4,
A104 Rev P4,
A105 Rev P4,
A106 Rev P3,
A107 Rev P4, stamped as received on the 9 June 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to policy DM1 of Manchester's Core Strategy and saved policy DC1 of the Unitary Development Plan for the City of Manchester.

4) 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

5) The ground floor shower room window and the first floor Bathroom window shown on drawing numbers A104 Rev P4, and A105 Rev P4, stamped as received on the 9 June 2020, by the City Council as Local Planning Authority, 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.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the premises 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

7) 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

106 Esmond Road, Manchester, M8 9LZ
104 Esmond Road, Manchester, M8 9LZ
68 Woodlands Road, Cheetham, Manchester, M8 0NF
Top Flat, 68 Woodlands Road, Cheetham, Manchester, M8 0NF
59 Woodlands Road, Cheetham, Manchester, M8 0WQ
2 Woodhalt Road, Manchester, M8 0WF
70 Woodlands Road, Cheetham, Manchester, M8 0NF
66 Woodlands Road, Cheetham, Manchester, M8 0NF
63 Woodlands Road, Cheetham, Manchester, M8 0WQ
1 Woodhalt Road, Manchester, M8 0WF

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 -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH1