

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125903/FH/2020

Date registered valid: 13 January 2020

Proposal: Erection of single storey rear extension together with elevational alterations

Address: 96 Barlow Road, Manchester, M19 3EF

Ward(s): Levenshulme Ward

Applicant: Mr & Mrs Mike Clarke 96 Barlow Road, Manchester, M19 3EF

Agent (if any): Mr Richard Webster Prospect Design 24 Orchard Road, Malton, YO17 7BH

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 13 May 2020

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 February 2020

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 January 2020 Expired: 3 February 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

This application relates to a period semi-detached dwellinghouse within walking distance of Stockport Road (the A6) and Levenshulme District Centre.

The house is set within its own garden grounds, with modest amenity space to the front, side and rear of the property, along with boundary screening. There is an existing communal access along the side elevation which is in-part shared with no.98 Barlow Road, along with gated access to the rear gardens of both properties.

Due to the nature of the houses along this section of Barlow Road, car parking is on-street. The area is predominantly residential characterised by similar houses in a mixture of semi-detached and terraced.

Description of development

The initially submitted scheme has been slightly revised in the interest of privacy and overlooking impacts on the occupiers of no. 98 Barlow Road.

The two proposed high level windows along the side elevation would be non-opening with opaque glazing, (Email from agent dated 29/04/2020 and attached plan: EXISTING & PROPOSED ELEVATIONS, Drawing Number PD299-02-A)

The proposed single storey rear extension would measure, 4.310mm (length) x 1785mm (width) x 3.270mm (height). A flat roof design is proposed which will incorporate a strip roof light / roof lantern.

It has also been confirmed that a proposed remaining depth of 750mm would be left between the side elevation of the proposed extension to the common boundary with no.98 Barlow Road, (Email from agent 06/05/2020)

Elevational alterations and internal reconfiguration are proposed at first floor level, along the side elevation, with the relocation of the existing bathroom to form a larger second bedroom. It is proposed to replace the existing bathroom window with a high-level slot window. A glazed bi-fold door is proposed along the ground floor rear elevation facing the garden.

In terms of materials, it is proposed to use brickwork to match existing, Glass Reinforced Plastic (GPR) for the roof; and PVC aluminium windows and doors.

Consultations & Notification Responses

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.
- Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

As previously advised, the initially submitted scheme has been slightly revised in the interest of privacy and overlooking impacts on the occupiers of no. 98 Barlow Road.

The two proposed high level windows along the side elevation would be non-opening with opaque glazing, (Email from agent dated 29/04/2020 and attached plan: EXISTING & PROPOSED ELEVATIONS, Drawing Number PD299-02-A)

The proposed single storey rear extension would measure, 4.310m (length) x 1.785m (width) x 3.270m (height). A flat roof design is proposed which will incorporate a strip roof light / roof lantern.

It has also been confirmed that a proposed remaining depth of 750mm would be left between the side elevation of the proposed extension to the common boundary with no.98 Barlow Road, (Email from agent 06/05/2020)

Elevational alterations and internal reconfiguration are proposed at first floor level, along the side elevation, with the relocation of the existing bathroom to form a larger second bedroom. It is proposed to replace the existing bathroom window with a high-level slot window. A glazed bi-fold door is proposed along the ground floor rear elevation facing the garden.

In terms of materials, it is proposed to use brickwork to match existing, Glass Reinforced Plastic (GPR) for the roof; and PVC aluminium windows and doors.

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; the proposed single storey rear extension is considered to be a small in-fill development which would measure, 4.310mm (length) x 1785mm (width) x 3.270mm (height).

A flat roof design is proposed which will incorporate a strip roof light / roof lantern into the roof elevation. Given the proposed height and scale, it is therefore considered that the proposed development would be a proportionate addition to the house and would be subservient to the existing property and would be in part screened by the common boundary treatment and mature trees along the common boundary with no. 98 Barlow Road and nos.9 -11 Westminster Street. Therefore 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 not project beyond the side and rear building lines of the original dwelling house, and in light of the revisions to the initial plan, it is considered that there would be no significant impacts to the neighbouring dwellinghouses, particularly those at nos. 94 and 98 Barlow Road and nos.9 - 11 Westminster Street. A proposed access of 750mm would be left between the side elevation of the proposed extension and the common boundary with no. 98 Barlow Road.

The proposal would be contained within the existing curtilage of the application site and would not adversely affect the streetscene or neighbouring houses.

Additionally, it would not be readily visible along the streetscene and can only be seen by the occupiers of the immediate site, specifically; those at no. 98 Barlow Road and nos.9 - 11 Westminster Street. 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, and given the revisions to the initial plans, the two proposed high level windows along the side elevation would be non-opening with opaque glazing to mitigate the issues raised with the agent regarding privacy impacts. It is recommended that a condition is also attached to any planning permission in this regard, given the contextual relationship with no. 98 Barlow Road, to ensure it is to be kept in perpetuity. For this reason, 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. In addition, a further condition has been recommended to ensure that only approved windows are incorporated into the proposed extension. On this basis, it is considered that the development responds positively to Core Strategy policies SP1, DM1 and EN1 and saved UDP policy DC1.

Design and appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The proposal is a small scale in-fill development. It is at the rear of the application property and will be in part screened by common boundary fencing and mature ever-green trees. In terms of materials, it is proposed to use brickwork to match existing, Glass Reinforced Plastic (GPR) for the roof; and PVC aluminium windows and doors which is considered acceptable in design terms given the existing materials on the original dwellinghouse. However, 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. Bins can still be store within curtilage, sufficiently screened behind boundary treatment and brought to the back of pavement on collection days; 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, it has been negotiated that the two proposed high level windows along the side elevation would be non-opening with opaque glazing, (Email from agent dated 29/04/2020 and attached plan: EXISTING & PROPOSED ELEVATIONS, Drawing Number PD299-02-A). It has also been confirmed that a proposed remaining depth of 750mm would be left between the side elevation of the proposed extension to the common boundary with no.98 Barlow Road, (Email from agent 06/05/2020). 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.

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 forms, received by the City Council as the Local Planning Authority on 13 January 2020.
- Existing and Proposed Floor Plans; OS Site Location Plan; and Site Block Plan; Drawing Number PD299-01-B, received by the City Council as the Local Planning Authority on 13 January 2020.
- Design and Access Statement, received by the City Council as the Local Planning Authority on 13 January 2020.
- Email from agent dated 29/04/2020 and attached plan: EXISTING & PROPOSED ELEVATIONS, Drawing Number PD299-02-A.
- Email from agent of 06/05/2020 confirming a proposed remaining depth of 750mm would be left between the side elevation of the proposed extension to the common boundary with no.98 Barlow Road, and the external dimensions of the proposed extension.

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) 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:

- Existing and Proposed Floor Plans; OS Site Location Plan; and Site Block Plan; Drawing Number PD299-01-B, received by the City Council as the Local Planning Authority on 13 January 2020, and
- Existing & Proposed Elevations, Drawing Number PD299-02-A, received by the City Council as the Local Planning Authority on 29 April 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.

5) Before first occupation of the development thereby approved, the two proposed high level windows along the side elevation as shown on plan references:

- Existing and Proposed Floor Plans; OS Site Location Plan; and Site Block Plan; Drawing Number PD299-01-B, received by the City Council as the Local Planning Authority on 13 January 2020, and
- Existing & Proposed Elevations, Drawing Number PD299-02-A, received by the City Council as the Local Planning Authority on 29 April 2020, shall be non-opening with opaque glazing 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, 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

9 Westminster Street, Levenshulme, Manchester, M19 3FE
13 Westminster Street, Levenshulme, Manchester, M19 3FE
11 Westminster Street, Levenshulme, Manchester, M19 3FE
7 Westminster Street, Levenshulme, Manchester, M19 3FE
98 Barlow Road, Manchester, M19 3EF
94 Barlow Road, Manchester, M19 3EF

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