

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141526/FH/2024

Date registered valid: 18 November 2024

Proposal: Erection of a two-storey side and a single storey extension to the rear with associated internal alterations to include the addition of a new porch to front and garden room to rear

Address: 217 Peel Hall Road, Manchester, M22 5HJ

Ward(s): Sharston Ward

Applicant: Ms A Duncan

Agent (if any): Ms Sarah Bolsover, Smashbox Architecture

Case officer: Jake Walther
Tel: 0161 234 1632
Email: jake.walther@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27/01/2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08/01/2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 November 2024

Expired: 10 December 2024

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

The application relates to a two-storey semi-detached class C3 dwellinghouse on Peel Hall Road. The house is constructed of red brick with terracotta roof tiles and features hipped roof on the main house and a flat roof on the attached single storey garage. The property features a front garden with hardstanding for vehicle parking, to the rear there is a single storey conservatory and a rear garden



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Peel Hall Road is a residential road which runs between Simonsway and Crossacres Road in Wythenshawe. The area is predominantly residential in terms of its character, consisting of semidetached, detached and terraced two storey residential dwellings with a small parade of further north of the site. Peel Hall Park and Peel Hall Metrolink stop are both within walking distance of the site.

Description of development

The applicant is seeking permission for a two-storey side and single storey rear extension with associated elevation alterations, and a garden room to the rear to provide additional living accommodation.

Consultations & Notification Responses

Neighbouring residents, as per Appendix 1 – 1no. objection to the proposal on the basis of the hip-to-gable would not be fitting with the rest of the street and would cause additional overshadowing on neighbouring residents.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 –

The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP)

The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The following policies are relevant:

- S1- Sustainable development

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 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):

- an economic objective
- a social objective and
- an environmental objective.

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

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful places.

Principle

The submitted application is for the erection of part two storey part single storey side and rear extension, elevation alterations and garden room to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, 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 dwellinghouse it is not considered that the proposed alteration would give rise to any significant additional waste or car parking pressures.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed two storey side extension would project out by 3440mm to the side of the main house, 830mm more than the existing single storey. It would extend the length of the property at 7640mm with a maximum height of 7610mm at the roof ridge, sloping down to 5200mm at the eaves, to match the existing roofline. It would be set back 350mm from the front wall of the house and would leave a gap of 1435mm to the boundary line with the neighbouring property.

The proposed single storey rear extension would project back by 4720mm, and span the width of the property at 9285mm, leaving gaps of 100mm with the adjoining property and 1435mm to the neighbouring property boundary line. It would have a flat roof with a maximum height of 3165mm and two integrated roof lights.

The proposed garden room would measure 6610mm by 3300mm, with a flat le-to roof with a maximum height of 2780mm, sloping down to 2590mm. The garden room would be placed in the rear corner of the garden, 750mm from the boundary lines with neighbouring gardens with the roof height sloping down towards the boundary.

Although large in scale, the development is considered to be subservient to the host dwellinghouse in terms of its dimensions and would not result in 'excessively large or bulky' addition to the property, particularly as the site benefits from a large garden and large spacing between neighbouring properties. Therefor the proposal accord with polices SP1 and DM1 of the Core Strategy.

Residential Amenity

The proposed extension would wrap around the rear and side of the property, the rear element of the extension would be single storey and project back by 4720mm with a flat roof that has a

maximum height of 3165mm, it would be set back from the adjoining property by 100mm. There are 2 no. windows and a 3-panel glazed sliding door at first floor, with two rooflights integrated in the flat roof. It is not anticipated that the new glazed doors and windows will cause any privacy issues for the residents or neighbours.

The side element of the extension would be two-storeys and project out by 3440mm, the roof at this elevation is pitched to adjoin the existing roof. The front elevation features a 1 new window at both ground and first floor, with 3 roof lights on the front and rear roof slope, the side elevation would feature 1 window and 1 door on the ground floor and would remain blank on the first floor.

The proposed garden room would have windows and a door on the front elevation, with the remaining walls being blank and featureless, the roof would be single pitched at the front, sloping down to the rear towards the neighbouring boundary. It is not anticipated that the new doors and windows on the front elevation of the garden room will cause any privacy issues for the residents or neighbours.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Design and Visual Amenity

The proposal would be finished with a white render and a roof tile on the main roof to match existing, with black GRP on the flat roof. UPVC framed (to match existing) windows and doors are proposed throughout. The render finish would not necessarily match the immediate surrounding dwellings but given the mix of house types on Peel Hall Road, including white render finishes, it is not considered that the proposed changes would cause significant harm to the character of the area. The proposed garden room would not be visible from the public highway and therefore would have no impact on visual amenity.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Parking

Additional parking will be provided through the widening of the existing front driveway.

Waste Storage

The current waste storage arrangements will be unaffected by this proposal

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing – Location Plan – 18 November 2024
- b. Drawing – Proposed Plans, Elevation and Site Plans – Ref: Drawing Pack Rev 3 – 24 January 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form 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 structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

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 residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

180 Peel Hall Road, Manchester, M22 5HD
46 Holliney Road, Manchester, M22 5JE
182 Peel Hall Road, Manchester, M22 5HD
48 Holliney Road, Manchester, M22 5JE
219 Peel Hall Road, Manchester, M22 5HJ
215 Peel Hall Road, Manchester, M22 5HJ
184 Peel Hall Road, Manchester, M22 5HD
44 Holliney Road, Manchester, M22 5JE
42 Holliney Road, Manchester, M22 5JE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Area Team Boundary - Name: SOUTH AREA