

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141867/FH/2025
Date registered valid: 8 January 2025
Proposal: Erection of two storey rear extension and associated elevational alterations
Address: 1 Yale Road, Manchester, M18 8BB
Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr B Chimpango
Agent (if any): Mr Terence Vernon, Seal Design
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 5 March 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 January 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 January 2025 Expired: 6 February 2025

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 relates to 1 Yale Road within the north Manchester ward of Gorton & Abbey Hey Ward. The application site relates to a detached, two storey, red brick dwellinghouse with gable roof formation and front porch with hipped roof formation. The property benefits from an attached garage set further back from the property sited to the east of the site. The site is also bounded by a further garage to the south west of the site; however this is not within the applicant's ownership and is the garage related to no.1 Vasser Road. The property benefits from amenity space to the front in the form of an off street driveway and some soft landscaping, and amenity space to the rear of the property in the form of a garden facing in the direction of communal parking provision accessed off Vasser Road. At the time of the site visit, foundations had been laid in the rear garden for some type of extension.

The property is the only property within this stretch of Yale Road which faces in the direction of Yale Road. The neighbouring properties of no.1 Vasser Road and no.84 Crossley Street sit at right angles to the applicant site (see Figure 1).

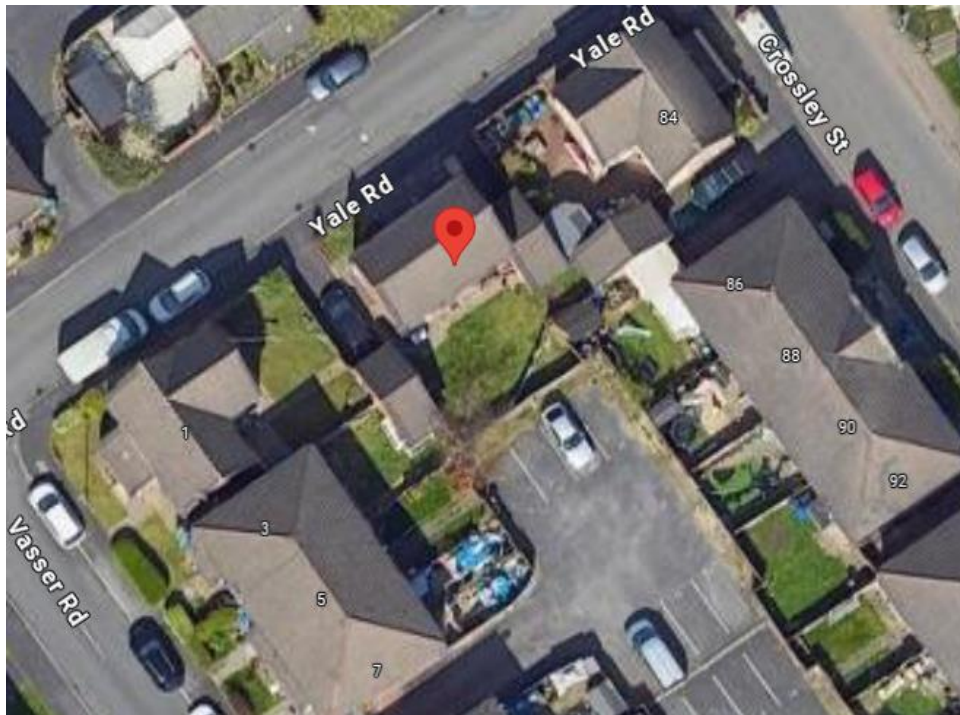


Figure 1, Applicant site as shown on Google Maps

Description of area

The surrounding area is residential in nature, with Gorton Park to the west of the site and Hyde Road to the south of the applicant site.

Description of development

The submitted application seeks planning permission for the erection of two storey rear extension and associated elevational alterations.

The extension would extend beyond the property's existing rear elevation and would have approximate dimensions of Height: 6.5 x Length: 4 x Width: 5 metres. As the width of the proposal is 5 metres it would extend approximately only half of the existing rear elevation of the property. The proposal would involve the insertion of a set of sliding doors and a window within the rear elevation, and a further set of doors and two windows within the side elevation facing in the direction of no.84 Crossley Street. Both windows at first floor level facing in the direction of no.84 Crossley Street are marked on the plans as being obscure glazed. The proposal would have a gable roof form.

The elevational alterations as a result of the proposal would take the form of a window inserted within the side elevation facing no.1 Vasser Road (to bedroom 3), which is marked on the plans as being obscure glazed.

As confirmed by the agent via email on 25 February 2025, materials to be used would match those used within the host property.

Negotiations during the Course of the Application

Concern with the application was raised to the agent. The agent was advised that an acceptable scheme would need to have a reduced projection of 1.8 metres at first floor level to overcome harm to residential amenity.

Clarification on the materials and the labelling of plans was requested from the agent and supplied for consideration.

Whilst discussion regarding the built form at first floor level took place via email, no revised plans were received. As such, the application will be determined on the basis of the initial plans submitted for review.

The insertion of window to bedroom 3 was added to the description of development to ensure all development as part of the proposal be assessed.

Planning History

No planning history can be found for 1 Yale Road; however the following permission can be found for the development of the wider estate:

070443/FO/2003/N2- Land At Hyde Road/Queensland Road And Crossley Street- Demolition of existing gym and erection of 163 no. residential units including 83 two-storey houses and 4 four-storey blocks comprising a total of 80 flats. Associated landscaping and parking.
Approved 14.10.2004.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2024)

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):

- a) an economic objective
- b) a social objective and
- c) 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.
- ii. Chapter 12. Achieving well-designed places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) 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).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful

places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

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 Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development.

ISSUES

Principle of Development

The submitted application seeks planning permission for the erection of two storey rear extension and associated elevational alterations. Extending a residential property, via extensions including two storey rear extensions in order to provide additional living accommodation is usually acceptable in principle. However, in these circumstances, the scheme is considered to constitute harm to the surrounding properties due to the bulk, massing and projection at first floor level. The LPA accept the 4 metre projection at ground floor level, however, believe the first floor projection would need to be significantly reduced to at least 1.8 metres to mitigate harm. No revised plan showing such amendments was supplied by the agent to overcome concern raised. The development is therefore not acceptable, as the benefits to the applicant do not outweigh the potential harm in relation to visual/residential amenity and design and appearance.

Visual/Residential Amenity

The extension would extend beyond the property's existing rear elevation and would have approximate dimensions of Height: 6.5 x Length: 4 x Width: 5 metres. Given the existing garages to the east and west of the applicant site, the extension at ground floor level is not considered to give rise to any adverse implications to neighbouring properties. However, at first floor level, the proposal is considered to give rise to unacceptable implications.

In regard to the impact to properties along Vasser Road, for no.1 Vasser Road, as existing the property looks onto the gable wall of the applicant site and the view into the applicant's rear garden is restricted by the existing garage used by no.1 Vasser Road (see Figure 2). Whilst it is noted as existing the rear of no.1 Vasser Road looks onto built form with a distance of 6.4 metres at the closest point, there is still a sense of separation and openness to the benefit of no.1 Vasser Road from the location of the existing built form. This takes the form of the break in built form at first floor level when viewing the applicant site. As a result of the proposal, the rear

windows of no.1 Vasser Road and the connecting rear amenity space would feel additional built form at first floor level extending beyond the established building line of the applicant site. The extension at first floor level would project 4 metres and would have a gable roof formation with a total height of 6.5 metres. Due to the projection, scale, massing and resultant roof form, it is considered to create an overbearing feature by reducing the sense of spaciousness the neighbour experiences currently from their rear windows and from their garden, by infilling the space of the built form up to first floor level. As such, the proposal would be contrary to Policy DC1.1b and DC1.2a of the UDP and Core Strategy policies SP1 and DM1.



Figure 2, Existing view from no.1 Vasser Road looking onto the applicant site

A window to bedroom 3 facing in the direction of no.1 Vasser Road would be inserted into the existing blank elevation of the applicant site. Whilst the window is marked on the plans as being obscure glazed, it is still considered to give rise to the perception of overlooking. With the cumulation of the additional built form and window facing in the direction of no.1 Vasser Road it reduces the sense of space and privacy between the two properties, to the detriment of residential amenity. The insertion of such window is therefore considered contrary to Policy DC1.1b and DC1.2b of the UDP.

Further, no.3 Vasser Road would also feel an overbearing and overly dominant feature as a result of the proposal. Given the extension would project by 4 metres and sit behind the existing garage related to no.1 Vasser Road, the proposal would result in additional built form to the detriment of no.3 Vasser Road's rear windows and garden. The proposal would confine the existing open space no.3 experiences beyond the garage to the west of the site. As such, this element would be contrary to Policy DC1.1b and DC1.2a of the UDP and Core Strategy policies SP1 and DM1.

In regard to no.84 Crossley Street, given the proposal would not extend the width of the host property, the proposal would sit further from no.84 Crossley Street than neighbours on Vasser Road. In this case, a 7.2 metre gap would be left from the proposal to no.84 Crossley Street at the point of the neighbour's house which would be most impacted by the proposal. Similarly to no.1 and no.3 Vasser Road, the proposal is considered to infill the space visible from no.84 Crossley Street's rear windows and add additional built form at first floor level beyond the applicant's rear building line. This would reduce the sense of spaciousness between the two

properties contrary to Policy DC1.1b and DC1.2a of the UDP and Core Strategy policies SP1 and DM1.

Two windows would be inserted in the side elevation of the proposal facing in the direction of no.84 Crossley Street. The insertion of such windows would give the perception of overlooking to the neighbouring property even if marked as obscure glazed and would further give the perception of loss of openness at the site. Therefore, the proposal would be to the detriment of residential amenity, contrary to Policy DC1.1b and DC1.2b of the UDP.

Design and Appearance

Given the two garages book end the applicant site as existing and would reduce harm to the surrounding properties, it is considered that the rear amenity space could accommodate the ground floor extension with a 4 metre projection.

However, given the tight and constrained relationship with properties along Vasser Road and Crossley Street, it is not considered the site can accommodate the extension with a projection of 4 metres at first floor level. It is considered the projection to such an extent and the massing of the gable roof form would create an overly large and bulky structure, contrary to Policy DC1.2a of the UDP.

Whilst it is noted the form of the proposal with gable roof seeks to mirror similar existing two storey outriggers seen across the new build development; such outriggers are existing and relate to properties sitting on corner plots. Whilst it is understood the design seeks to follow the existing form of development, with the two neighbouring properties sitting at right angles to the applicant site, the proposal would result in a cramped relationship and would be out of keeping with the type of development in the immediate area, given no such development is seen for properties sat between two corner plots. As such, the design of the proposal would be contrary to Policy DC1.2c of the UDP.

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: Refuse

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 applicant in a proactive manner, but a revised scheme was not supplied to the LPA in a timely manner and so the application is therefore refused in a timely manner.

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

- 1) The proposed two storey rear extension and associated elevational alterations by reason of its form, scale, height, projection and massing, would create an overbearing feature and reduce the sense of openness the neighbours of no.1 Vasser Road, no.3 Vasser Road and no.84 Crossley Street could reasonably expect to enjoy. The insertion of 1no. window within bedroom 3 facing in the direction of no.1 Vasser Road and 2no. windows facing in the direction of no.84 Crossley Street at first floor level would give the perception of overlooking, to the detriment of privacy and residential amenity. As such, the proposal is considered contrary to the City Council's Planning Policies SP1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD, policy JP- S1 of Places for Everyone and the National Planning Policy Framework.
- 2) The proposed two storey rear extension and associated elevational alterations by reason of its form, scale, height, projection, resultant roof form and massing forms an overly bulky and visually obtrusive feature, which is out of character with, and fails to contribute positively to, the local area. The proposal would therefore have an unduly harmful impact in relation to design and appearance, which is contrary to the City Council's Planning Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD, policy JP- S1 of Places for Everyone and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

86 Crossley Street, Manchester, M18 8BA
9 Vasser Road, Manchester, M18 8BN
5 Vasser Road, Manchester, M18 8BN
3 Vasser Road, Manchester, M18 8BN
1 Vasser Road, Manchester, M18 8BN
6 Yale Road, Manchester, M18 8BB
2 Yale Road, Manchester, M18 8BB
90 Crossley Street, Manchester, M18 8BA
84 Crossley Street, Manchester, M18 8BA
82 Crossley Street, Manchester, M18 8BA
4 Yale Road, Manchester, M18 8BB
92 Crossley Street, Manchester, M18 8BA
88 Crossley Street, Manchester, M18 8BA
7 Vasser Road, Manchester, M18 8BN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA