

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141463/FH/2024
Date registered valid: 7 November 2024
Proposal: Erection of a single storey rear extension following demolition of existing single storey outrigger
Address: 6 High Lane, Manchester, M21 9DF
Ward(s): Chorlton Park Ward

Applicant: Mr Tim Robinson
Agent (if any): Mr Ian Grainger, Blu Room Architecture
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17th December 2024



Application details

Type of application: Full Householder Application

Development type: Householder
Date of site visit: 20 November 2024
Standard consultations:
No consultations have been printed and sent.
Neighbour notifications
Printed: 13 November 2024 Expired: 4 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 site/building relates to a two storey semi detached property in the Chorlton Park ward area of Manchester. Gardens are to the front and rear with access along the side. Boundary treatment is made up of hedging to the front and low timber boundary to the rear.



Listed building: Not applicable
Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is primarily residential in character and is located south of the City Centre. The properties along this stretch of road are large detached/semi detached properties varying in size, design and layout.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension following demolition of existing single storey outrigger

Consultations & Notification Responses

Local residents, as per Appendix 1 – there have been 3 objections to the proposal. Summary of comments as follows:

- Objection to windows on end of extension, objection is to the new windows on the end of the proposed extension as these will directly overlook garden to the rear leading to a loss of privacy. The height of the new extension is not marked on the elevations but it appears significant and the windows are situated high up on this elevation, and only 1.4 metres from the boundary of our garden. The unusual layouts of all of the back gardens in this part of the street should be noted, as these mean that the back of house no. 6 looks over no 4's garden, rather than their own.
- The proposed additional windows and bifold doors at the side of the kitchen and dining room lead to loss of privacy
- New gate not shown on plans
- We would also like reassurance that if they need to replace the shared fence, which we have recently installed, that this would be with a similar style and noted in the application, and that any damage to the paving which we have recently installed on our part of the path, is made good.
- The plans do not clearly show how rainwater will be drained from the roof of the existing house and extension.
- We would need assurance that throughout the building works we will be able to access the shared path
- It is important to consider the unique and unusual arrangement, as well as the interdependency (particularly for access), of Nos. 4,6,8, and 10 High Lane. This makes overlooking particularly sensitive.
- The gardens for each property, are not arrayed behind each house.
- The Proposed Drawings are partially incorrect and unclear. Suggest that to form an accurate view, the numbers of the houses and of the gardens are added to the appropriate drawings.
- The current drawings lack key details which would allow us to appropriately assess impact
- The proposed extension is to the boundary, what will be the impact on neighbouring property?
- The plans do not show rainwater drainpipes on the elevation.

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development
JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

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.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History relating to 6 High Lane

No previous applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of a single storey rear extension following demolition of existing single storey outrigger. There have been raised concerns regarding the proposal from local residents with regards to overlooking, incorrect location plan, rainwater goods and access.

The site is unique in layout in that the rear gardens to no's 4 and 6 do not extend off the rear boundary of the site but are positioned beyond a patch of communal land which is positioned horizontally across the rear of the sites and located west of each of the properties. There is an

existing single storey rear projection sited along the rear boundary adjoining the communal land to the rear with a gap to the rear garden of no. 4 High Lane.

Following demolition of existing outbuilding, the applicant proposes to erect a single storey rear extension with a projection of 3.0m, a total height of 3.9m approximately and a width of 4.5m across the rear retaining the same gap to the shared boundary with no. 4 High Lane. The roof would be dual pitch with windows on the rear elevation. Although there is vegetation to the rear of the site, to ensure that there is no overlooking onto the rear garden of the neighbouring property, a condition of obscure glazing has been attached. No glazing is proposed on the side elevation of the new extension.

Given that the presence of a structure is already established within this location sited on the rear boundary, it is not considered that the introduction of a single storey rear extension in this location would provide any visual harm to the adjacent or surrounding properties including loss of privacy, light or overshadowing. Furthermore, the extension is separated by a patch of land which runs parallel to the rear of the site forming an adequate separation to that of the rear garden of no. 4 High Lane.

Concerns were raised in relation to the change of existing windows on the side elevation of the rear of the property which overlooks the rear yard of the host dwelling and neighbouring property no. 4. The applicant proposes to replace the existing with bi folding doors and install an additional window. Elevational changes fall within the limitations of permitted development and therefore have not been considered as part of this development.

Overall, the footprint of the proposal is not considered to create a bulky or disproportionate scale addition to the property. The proposal would not be visible from the public highway and therefore would not feature within the street scene. However, the character of the area is retained although over time the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible

On balance, the proposal is considered can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 Unitary Development Plan.

Siting, scale and massing

In context to the application site, the extension is acceptable. The scale and massing of the extension is considered would not cause undue harm to the current levels of amenity being enjoyed by the occupiers of surrounding properties. The extension would not present an unusual feature in the immediate area and due to the existence of other similar extensions in the area, the size of the extension is considered acceptable within the surrounding environmental context and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties.

It is therefore considered that the design, scale and appearance of the proposed extension is satisfactory and is considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials, it is intended to use bricks and roof tiles to match existing as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the rear and is considered acceptable and detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse Bins

Refuse bins are unaffected by this proposal as space along the side is retained for the movement of refuse for collection. This would comply with policy EN19 of the Core Strategy.

Parking

Current car parking arrangements are unaffected by the proposal.

Other matters

Concerns were raised with regards to the Party Wall and foundations. These would be out of the control of planning and therefore are not considered as part of the scheme.

Conclusion

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

Positive and proactive working 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 policies within the Development Plan

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:

Received on 7th November 2024 numbered 04 Proposed Floor Plan

Received on 7th November 2024 numbered 05 Proposed First Floor Plan

Received on 7th November 2024 numbered 06 Proposed Elevations

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 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 policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the rear elevation facing the garden of no. 4 High Lane, shall be fixed and obscurely 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat C, 13 High Lane, Manchester, M21 9DJ
Flat B, 13 High Lane, Manchester, M21 9DJ
Flat A, 13 High Lane, Manchester, M21 9DJ
Flat 2, 9 High Lane, Manchester, M21 9DJ
Basement Flat, 9 High Lane, Manchester, M21 9DJ
Flat 2, 517 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, 517 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, 9 High Lane, Manchester, M21 9DJ
Flat A, 521 Barlow Moor Road, Manchester, M21 8AQ
Flat 1 Ground Floor, 9 High Lane, Manchester, M12 1DT
Flat 9, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
8 High Lane, Manchester, M21 9DF
10 High Lane, Manchester, M21 9DF
Flat 8, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 5, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 2, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 1, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
13 High Lane, Manchester, M21 9DJ
521B - 521C Barlow Moor Road, Manchester, M21 8AQ
Flat 3, 9 High Lane, Manchester, M21 9DJ
9 High Lane, Manchester, M21 9DJ
9A High Lane, Manchester, M21 9DJ
Flat 10, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat C, 521 Barlow Moor Road, Manchester, M21 8AQ
Flat B, 521 Barlow Moor Road, Manchester, M21 8AQ
521A Barlow Moor Road, Manchester, M21 8AQ
519 Barlow Moor Road, Manchester, M21 8AQ
11 High Lane, Manchester, M21 9DJ
4 High Lane, Manchester, M21 9DF
Flat 7, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 6, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 4, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ
Flat 3, Ventry Court, 523 Barlow Moor Road, Manchester, M21 8AQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA