Planning

Growth & Development

Delegated officer report for planning application

Application no.	140985/FH/2024
Date registered valid:	10 September 2024
Proposal:	Erection of a first floor side extension
Address:	70 Holliney Road, Manchester, M22 5JH
Ward(s):	Sharston Ward
Applicant:	Mr Paul Bailey
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29 October 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 October 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 25 September 2024 Expired: 16 October 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of red/brown brick with a grey concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a paved front driveway bordered by mid-level timber panelled fencing, an attached single storey garage with a flat roof and up-and-over garage door, a single storey conservatory extension and canopy to the rear, and a detached outbuilding situated within the rear garden.




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Description of area

Holliney Road is a residential street situated within the Sharston ward of Manchester, close to Simonsway, Peel Hall Metrolink station, and Peel Hall Park. The area is predominantly residential in terms of its character, consisting of detached and semi-detached dwellinghouses, and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a first-floor side extension to provide additional living accommodation.

Planning history

118256/PDE/2017 - Prior notification of proposed larger home extension for single storey rear extension with a rearward projection of 4.5m, maximum eaves height of 2.1m and total roof height of 3.5m – **CONDITIONAL EXTENSION – GPD.**

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

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

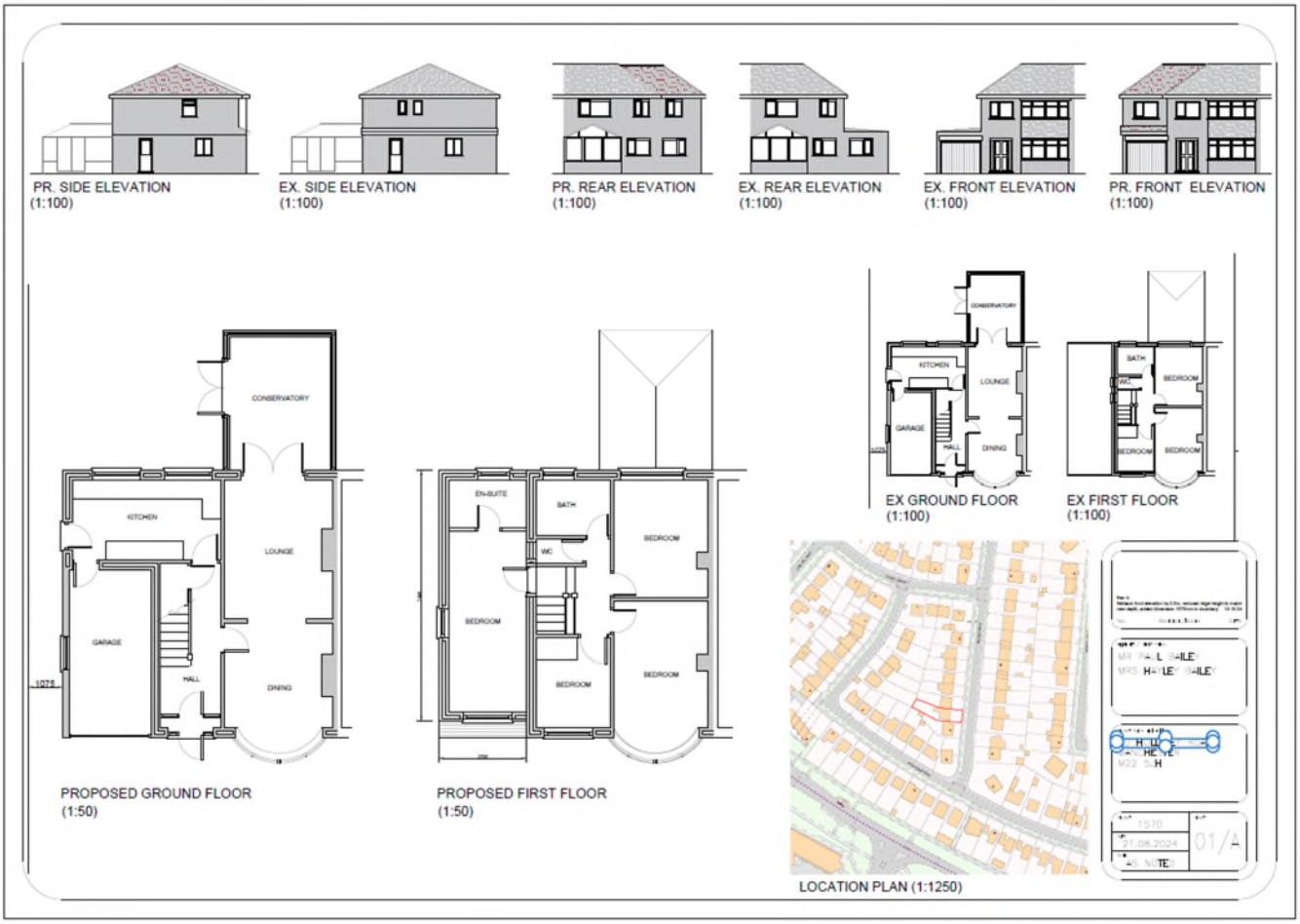
Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

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.

- Policy JP-P1: Sustainable Places



Submitted amended scheme

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a first-floor side extension to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the first-floor extension would be sited at the side of the property, atop of the existing attached garage, facing south. It would project 2.735m sidewards, with a length/depth of 7.805m (setback 0.5m from the front of the property), a hipped roof height of 6.72m (set 0.275m below the existing ridge), and an eaves height of 4.648m (to match the existing). In terms of the extension's proximity to No.72 Holliney Road, a gap the same as the existing at ground floor level, would be maintained at first-floor level (approximately 1m).

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions (on account of its 0.5m setback at first floor level and reduced ridge height), would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the submitted application form indicates that the extension would be built of brickwork, roof tiles, and windows to match the existing with black fascia/soffit & guttering. It would feature 1no. window to the front, 1no. window to the side (facing No.72 Holliney Road, conditioned to be obscurely glazed), and 1no. window to the rear, with blank roof slopes.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side of the property, the proposal would be visible within the street scene and public realm, however, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the extension does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the extension therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF.

Residential amenity – given that the extension would be subservient in terms of it dimensions to the host dwellinghouse, with a reduced ridge height and setback at first-floor level, in addition to the adequate gaps maintained to plot's shared boundaries and its siting to the south of the host dwellinghouse (north of the neighbouring property at No.72 Holliney Road), it is considered that it should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its side-facing window has been conditioned to be obscurely glazed, thereby safeguarding the privacy of neighbouring occupiers.

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

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the current parking arrangements would be unaffected by the proposal.

Other matters – no elevational alterations proposed.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with policy DC1 of the UDP, policies DM1 and SP1 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 polices 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-13396473', stamped as received by the City Council as Local Planning Authority on the 10th September 2024.

’70 Holliney Road, Manchester, M22 5JH’, numbered ‘01/A’, stamped as received by the City Council as Local Planning Authority on the 13th October 2024.

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

3) The materials to be used on the external surfaces of the extension hereby permitted shall match those specified on the submitted application form and approved plans, including brickwork and roof tiles to match the existing dwellinghouse.

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 extension, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Before first occupation, the proposed first floor window in the southern side elevation of the extension facing No.72 Holliney Road, 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 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

17 Patch Croft Road, Manchester, M22 5JG
9 Patch Croft Road, Manchester, M22 5JG
19 Patch Croft Road, Manchester, M22 5JG
71 Holliney Road, Manchester, M22 5JJ
72 Holliney Road, Manchester, M22 5JH
68 Holliney Road, Manchester, M22 5JH
69 Holliney Road, Manchester, M22 5JJ

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