MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140329/FH/2024
Date registered valid:	25 July 2024
Proposal:	Erection of a part single, part two storey extension to the side and single storey rear extension of the existing dwelling to include the conversion of garage to living accommodation
Address:	4 Woodlands Drive, Manchester, M33 3PQ
Ward(s):	Brooklands Ward
Applicant:	Mr A Torkamani
Agent (if any):	Ms Sarah Bolsover, Smashbox Architecture
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19 September 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 August 2024

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 30 July 2024 Expired: 20 August 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: No

Tree Preservation Order: No

The application site relates to 4 Woodlands Drive within the south Manchester ward of Brooklands. The application site relates to a semi-detached, two storey red brick dwellinghouse with Edwardian features including timber patterned gable, bay windows with rosemary tile pattern to the front elevation and stain glass windows. The property benefits from a small front extension and wrap round side extension (see planning reference: 035243) and small single storey rear outrigger. Amenity space to the front of the property consists of a paved driveway and amenity space to the rear at the time of the site visit was characterised by dense soft landscaping and a timber outbuilding.

Description of area

The surrounding area is residential in nature. Woodlands Drive is characterised by semi-detached, detached properties and some bungalows with several different roof and property types. The property sits close to the district boundary with Trafford metropolitan borough.

Description of development

The submitted application seeks planning permission for the erection of a part single, part two storey extension to the side and single storey rear extension of the existing dwelling to include the conversion of garage to living accommodation.

The part single storey side extension would involve the erection of built form between the side elevation of the property and behind the existing side extension, following the conversion of the garage to a study. At the largest point, the part single storey side extension would have approximate dimensions of Height: 3.7 x Length: 9 x Width: 2.8 metres. The part two storey side extension would be set back from the primary elevation of the host property by 2 metres and would have approximate dimensions of Height: 7.1 x Length: 6.2 x Width: 2.8 metres.

The single storey rear extension would wrap into the proposed part single side extension and be slightly set away from the boundary with no.2 Woodlands Drive by approximately 0.3 metres. The rear extension would have approximate dimensions of Height: 3 x Length: 3.8 x Width: 8 metres.

The proposal would involve the insertion of two windows within the front elevation (one to replace the existing garage door) and the insertion of a set of sliding doors and two Juliet windows within the rear elevation.

Materials to be used throughout the proposal would include:
-Frameless rooflight,
-Place coloured render to match existing subject to LPA approval,
-Interlocking tile and GRP (to match existing),
-Timber, UPVC and composite windows (to match existing).

Negotiations during the Course of the Application

The original scheme gave rise to significant concerns. The proposed two storey side extension did not show an adequate sense of subserviency at the site, especially with the hip to gable roof conversion and continuation of the ridge line. Windows were proposed to be inserted within the side elevation of the side extension which was considered to give rise to overlooking to the detriment of the neighbouring property. A first floor rear extension was proposed to be sited against the shared boundary with no.2 Woodlands Road and due to the orientation of the properties in the streetscene this would have given rise to severe loss of light implications.

The agent was asked to clarify off street parking arrangements as a result of the loss of the garage.

The agent was asked to supply further information on bin store provision as a result of the proposal.

After a period of negotiation, a scheme was presented to the LPA which is considered to overcome the issues raised. The revised scheme is referred to within this report and within the amended description of development.

Planning History

F04028-2-storey extension side of house to provide garage with bedroom and dressing-room over, including alterations to existing kitchen.
Approved 30 January 1976.

035243-Single storey extension at side and front of dwellinghouse to form porch and garage.
Approved 14 December 1989.

Consultations & Notification Responses

Local Residents

Local residents were consulted and one neutral response was received during the course of the application. Concerns were raised in regard to the potential of disruption and waste caused as a result of the construction period. The neighbour was concerned builders would need to use their land to access the applicant site to undertake the build.

Issues

POLICY

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):
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 and beautiful 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).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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 CABE 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 development application is for the erection of a part single, part two storey extension to the side and single storey rear extension of the existing dwelling to include the conversion of garage to living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families. The revised scheme presented is considered to overcome the issues initially raised to the agent. 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 extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.2 Woodlands Road sited against the western boundary of the applicant site would experience both the two storey side extension and single storey rear extension as a result of the proposal. The existing garage would be turned into a study and a part two storey extension would be erected above. The form of the side extension would have a 2 metre set back at first floor level to ensure compliance with Policy DC1.4 of the UDP and as such, would ensure the extension would not create an overbearing structure for the neighbour and the space below the neighbour’s car port.

No windows would be inserted in the side elevation of the proposal and so no privacy implications would occur for the neighbouring property. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent. The neighbour does benefit from a window at first floor level within the side elevation closest to the proposed development, however on site this appeared to be obscure glazed. Given this and given the lack of existing light to the side of the properties given the proximity of the two properties, the side extension is not considered to give rise to loss of light/ overshadowing implications.

The original plans proposed a two storey rear extension against the boundary with no.2 Woodlands Road, however due to concerns with severe loss of light implications given the orientation of the properties, the agent removed the first floor level, leaving the proposal with a

single storey rear extension only. As such, built form would be limited to single storey against the shared boundary beyond the applicant's rear building line. Given the proposed rear extension would align with the existing length of the outrigger and would not come further forwards than the neighbour's outrigger, the proposal is not considered to cause an overbearing feature. Given the extension is limited to single storey at this level, any loss of light to the neighbour's space closest to the shared boundary and window facing in the direction of the applicant property would not be so severe to warrant a refusal on the scheme. No windows would be inserted in the side elevation of the proposal and so no privacy implications would occur for this neighbour.

No.4 Woodlands Road is the adjoining neighbour to the applicant property and as a result of the proposal would experience built form with a projection of 3.8 metres against the shared boundary. Due to the dense hedging and greenery separating the two properties, the proposal would not be considered to create an overbearing feature to the neighbouring properties. However, if this greenery was to be removed, the proposal given it is single storey and the 3.8 metre projection would not be considered to give rise to an overbearing feature. Due to the orientation of the properties, no adverse implications would occur for this neighbour in terms of loss of light implications. No windows would be inserted in the side elevation and so no adverse privacy implications would occur as a result of the proposal.

Due to the dense hedging to the rear of the applicant site, there are no neighbours to the rear to be adversely impacted by the proposal.

Response to neighbour comment:
Local residents were consulted and one neutral response was received during the course of the application. Concerns were raised in regard to the potential of disruption and waste caused as a result of the construction period. The neighbour was concerned builders would need to use their land to access the applicant site to undertake the build. These matters are considered civil matters and cannot be considered within the determination of this planning application.

Overall, it is not considered that the proposal would have any significant impact upon residential or visual amenity, and the proposal has been re-designed to reduce harm to the surrounding properties. As such, the proposal would be considered pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design and Appearance

Part single, part two storey side extension:
DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. In this instance, the two storey side extension would be sited against the boundary and so a 2 metre set back at first floor level was negotiated with the agent to ensure compliance to the policy and ensure a subservient addition to the property. The roof of the side extension is lowered than that of the host property and further ensures the appearance of a subservient extension.

The conversion of the existing garage and change to a window is commonplace within residential accommodation. This and the two storey side extension is considered acceptable in form and appearance, pursuant to Policy DC1 of the UDP.

Single storey rear extension:

The single storey rear extension would span the width of both the rear and side extension. The proposal would have a flat roof. Although the projection would exceed the maximum rearward projection specified within Policy DC1.3 of the UDP, given the spacious nature of the rear garden and given it aligns with the existing projection of the single storey outrigger the form and scale of the proposal is considered acceptable, pursuant to Policy DC1 of the UDP.

Materials to be used throughout the proposal would include:
-Frameless rooflight,
-Place coloured render to match existing subject to LPA approval,
-Interlocking tile and GRP (to match existing),
-Timber, UPVC and composite windows (to match existing).
No further information was supplied in relation to the render or the flat roof rear extension nor juliet balconies. In order to ensure a satisfactory appearance of the development, a condition would be attached to any approval granted to approve external materials prior to above ground works.

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.

Car Parking

It is noted the existing attached garage would be converted into a study as a result of the proposal, resulting in the loss of an additional parking space. However, as the proposed development would not come forwards of the existing building line of the host property, the existing off street parking provision would be retained at the site and therefore acceptable.

Bin Storage

During the course of the application, via email dated 14 August 2024, the agent was asked to confirm the bin store arrangements as a result of the proposal. However, no details were supplied during the course of the application. As a result of the proposal, it would not be possible to store the bins within the previous garage or to the side of the property and so an enclosed and fully secure bin store is required within the front amenity space. A condition requesting such conditions would be attached to any approval granted.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area and the amended design is considered to overcome issues raised.

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

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 positive and proactive manner, and a revised scheme considered to overcome concerns has been received and accepted. Appropriate conditions have been attached to the approval granted.

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:
-Drawing- Existing & Proposed- Plans, numbered V5, stamped as received by the City Council as Local Planning Authority on 17 September 2024.

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

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Prior to the occupation of the development hereby approved, full details of a secure and ventilated bin storage area, including location and any elevations, shall be submitted to the City Council as local planning authority for prior approval in writing. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Woodlands Drive, Manchester, M33 3PQ
2 Woodlands Drive, Manchester, M33 3PQ
1 Woodlands Drive, Manchester, M33 3PQ
1A Woodlands Drive, Manchester, M33 3PQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA