

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140832/FH/2024

Date registered valid: 21 August 2024

Proposal: Erection of part-single / part-two storey front, side and rear extension, and installation of front rooflights following demolition of existing conservatory

Address: 3 Bleasdale Road, Manchester, M22 1RX

Ward(s): Woodhouse Park Ward

Applicant: Mrs Yemi Osiogo

Agent (if any): Mr DK Seddon, Howard & Seddon ARIBA

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 October 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 4 September 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 30 August 2024 Expired: 20 September 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 brown brick with a red concrete tile dual pitch roof. The property features white uPVC windows, including a ground-floor bay, to the front, a front porch extension, a tarmacadam driveway and front garden bordered by mid-level concrete panelling and black metal gates, a two-storey side outrigger, a conservatory extension to the rear, and a detached outbuilding situated within a spacious rear garden.









Description of area

Bleasdale Road is a residential street situated within the Woodhouse Park ward of Manchester, close to the North Cheshire Motorway (M56), Woodhouse Park Allotments, and Painswick Park. The area is predominantly residential in terms of its character, consisting of semi-detached and terraced 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 part-single / part-two storey front, side and rear extension, and installation of front rooflights following demolition of existing conservatory

Planning history

135303/LP/2022 - Enlargement of dwellinghouse with rear dormer – **APPROVED** (23.12.2022).

Consultations & Notification Responses

Three letters of objection were received in response to the scheme as it was originally submitted. Their concerns are summarised as follows:

- o Potential for overlooking and loss of privacy.
- o The property is already large in proportion.
- o The proposed works and associated additional residents would exacerbate existing traffic congestion and parking issues in this area.
- o Concerns relating to the poorly maintained land situated behind the properties of Bleasdale Road, Barrowfield Road, Maismore Road, and Highnam Walk.
- o Noise disturbance and disruption caused by construction activities, including dust, mud, noise, building materials and the length of time taken to build the extension.
- o Concerns relating to the intended use of the property, potentially as self-contained flats or a House in Multiple Occupation.

Three letters of objection were received in response to the revised scheme. Their concerns are summarised as follows:

- o The revised scheme does not address initial concerns.
- o Overlooking of neighbouring gardens and loss of privacy.
- o Concerns relating to the intended use of the property, potentially as self-contained flats, an Airbnb, or a House in Multiple Occupation.
- o Would exacerbate existing parking issues in the area.
- o Noise, mud, dust, and disruption associated with construction activities.
- o Concerns relating to the scale and massing of the proposal.

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:

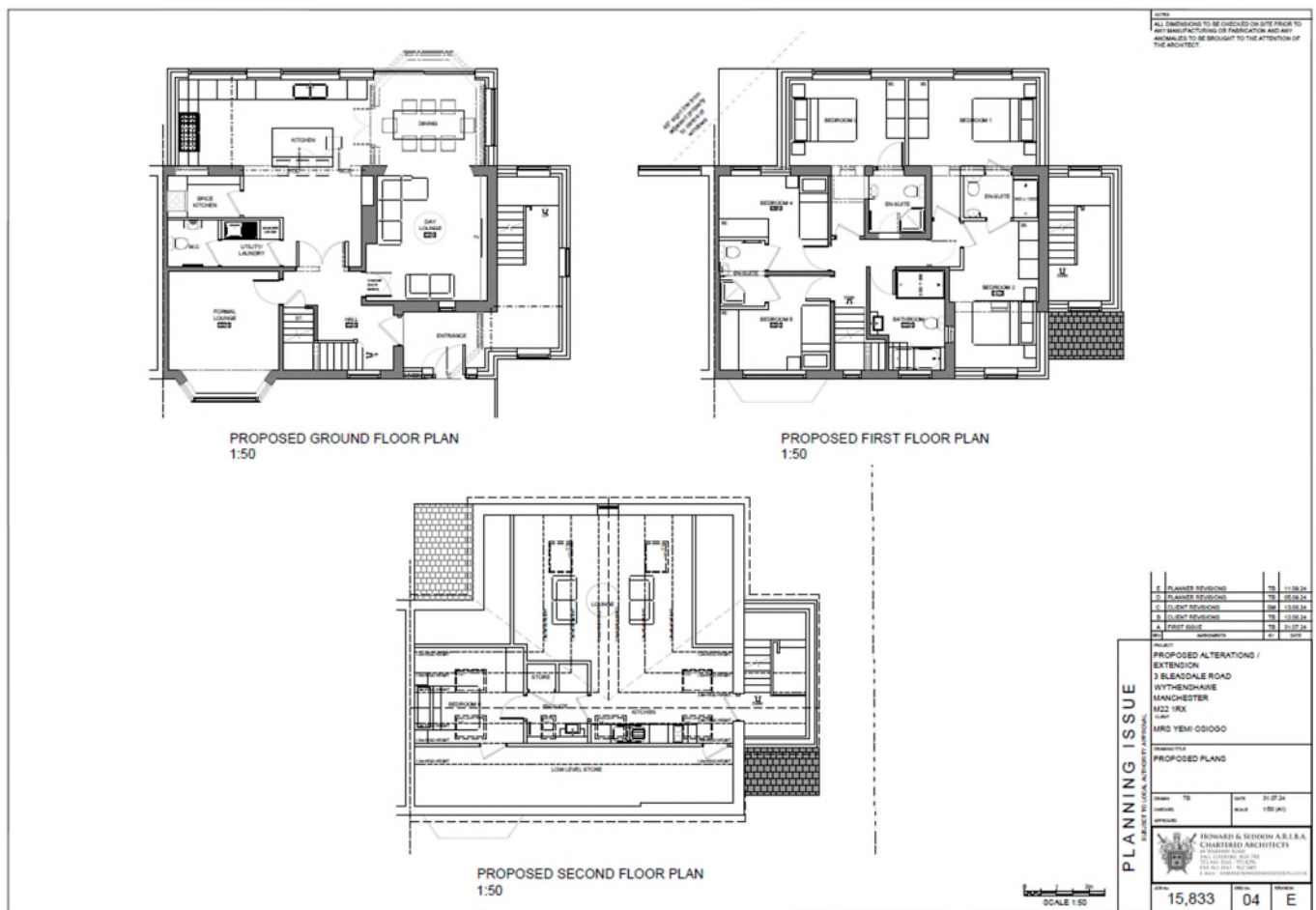
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

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 proposed plans



Submitted proposed elevations

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 part-single / part-two storey front, side and rear extension together with the installation of front and rear rooflights 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 part-single / part-two storey extension would be sited at the front, side and rear of the property, wrapping around its northwestern, southwestern and southeastern elevations.

At ground floor level, the front and side portion of the extension would measure to 6.66m in length/depth, with a sideward projection of 2.29m, a width of 5.202m, mono pitch roof height of

3.322m to the front and an eaves height of 2.389m. A gap of 1.771m would be maintained to the boundary shared with No.5 Bleasdale Road. At ground floor level, the rear portion of the extension would project 3m rearwards from the host dwellinghouse, with a width of 10.237m, mono pitch roof height of 3.69m, and an eaves height of 2.389m. A gap of 0.15m would be maintained to the boundary shared with No.1 Bleasdale Road and A gap of 4m would be maintained to the boundary shared with No.5 Bleasdale Road.

At first-floor level, the front portion of the extension would have a length/depth of 2.085m and a width of 2.899m, with a pitched roof and eaves to match the existing dwellinghouse. At first-floor level, the side portion of the extension would have a sideward projection of 2.29m, a length/depth of 4.574m (setback 2m from the front of the property), with a pitched roof and eaves to match the existing dwellinghouse. At first-floor level, the rear portion of the extension would feature a rearward projection of 3m, with a width of 8.431m, dual pitch roof height of 7.845m (set 0.309m below the existing ridge) and with eaves to match the existing. A gap of 1.955m would be maintained to the boundary shared with No.1 Bleasdale Road.

It is acknowledged that concerns were raised in relation to the scale and massing of the host dwellinghouse and proposed extension.

However, though the proposal represents a relatively sizeable addition to the host dwellinghouse, overall its siting, scale, and massing is considered acceptable given the spacious nature of the application site which would be able to adequately accommodate such an extension in addition to the proposal avoiding causing undue harm to the residential amenity of neighbouring occupiers in terms of limiting their light, outlook, or privacy, or introducing an overbearing feature into the area on account of the gaps maintained to the plot's shared boundaries and the extension's relatively minor rearward projection. From the front of the property, the proposal would also read as a subservient addition to the host dwellinghouse as a result of its matching roof and eaves height and 2m first-floor setback to the side. The proposal would also avoid limiting the private outdoor amenity space of the property to an unacceptable degree.

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

Appearance and visual amenity – the submitted application form and drawings indicate that the extension (and host dwellinghouse) would be clad in off-white render, with the extension also featuring roof tiles and white uPVC windows and doors to match the existing dwellinghouse.

At ground floor level, the front and side portion of the extension would feature 1no. inward-opening door framed by windows and 1no. window to the front, 1no. window to its southwestern side elevation (facing No.5 Bleasdale Road), 1no. window to the rear, with a blank front-facing roof slope. At ground floor level, the rear portion of the extension would feature a set of sliding doors and 2no. windows to the rear, 1no. window to its southwestern side elevation (facing No.5 Bleasdale Road), with a blank northeastern side elevation and rear-facing roof slope.

At first-floor level, the front portion of the extension would feature 1no. window to the front, 1no. skylight to its front-facing roof slope, with a blank southwestern side elevation. At first-floor level, the side portion of the extension would feature 1no. window to the front, 1no. window to the rear, with a blank southwestern side elevation and blank roof slopes. At first-floor level, the rear portion of the extension would feature 2no. windows to the rear, blank side elevations, and 2no.

skylights to its roof slope. The gable end of the dual pitch roof would also feature 1no. window to the rear.

Sited at the front, side and rear of the property, the extension would be visible within the street scene and public realm, however its subservient dimensions to the host dwellinghouse should ensure that it does not form a prominent visual feature within this locale. Additionally, though the proposal would introduce new materials to the property through the installation of off-white render to both the proposed extension and host dwellinghouse, this is considered acceptable in these circumstances given that it would be in-keeping with the existing mixed character of the surrounding area, which features cream, white and grey-painted brick along the terraced properties of Enford Avenue and Barrowfield Road, white render at No.18 and No.20 Barrowfield Road, and grey, cream and pebbledash render along the terraced properties of Maismore Road. 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 as its impact upon visual amenity is considered to be minor.

Residential amenity – it is acknowledged that concerns were raised in relation to the proposal's potential to cause issues associated with overlooking and loss of privacy.

However, though the extension represents a relatively sizeable addition to the dwelling, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. This is on the basis that the ground floor rear element of the extension would feature a maximum roof height of 3.69m with an eaves height of 2.389m, whilst its first-floor rear element would feature a relatively minor rearward projection of 3m with a gap of 1.955m maintained to the shared boundary with No.1 Bleasdale Road. The side element of the extension would be sited to the south/southwest of the host dwellinghouse, with subservient dimensions to the existing property and a gap of 1.771m maintained to the boundary shared with No.5 Bleasdale Road. It should therefore have a minimal impact upon the residential amenity of the area. The privacy of neighbouring occupiers should also remain unaffected on account of the considerable gaps maintained to the plot's shared boundaries, meaning potential opportunities for overlooking in association with new side-facing windows would be minimal.

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

Waste storage – the existing refuse storage arrangements would be unaffected by the proposal.

Parking – it is acknowledged that concerns were raised in relation to the proposal's potential to result in additional residents living at the application site, which would exacerbate existing traffic congestion and parking issues in this area.

However, though the dimensions of the existing driveway would be reduced as a result of the proposal, sufficient space would be retained for at least one vehicle (2.4m by 4.8m). This is therefore considered acceptable as the proposal is not considered to give rise to an unacceptable increase in on-street parking pressures in this area.

Use – concerns were raised in relation to the intended use of the property, potentially as self-contained flats or a House in Multiple Occupation.

However, in their email correspondence dating to the 6th September 2024, the agent of the application confirmed that the property and proposed extension would remain in use as a Class C3(a) dwellinghouse. This has been conditioned accordingly.

Other matters – the proposal also includes the installation of 3no. skylights to the front-facing slope and 2no. skylights to the rear-facing slope of the host dwellinghouse roof. These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Concerns were raised in relation to a portion of poorly maintained land situated behind the properties of Bleasdale Road, Barrowfield Road, Maismore Road, and Highnam Walk. It should be noted that issues of this type do not represent material planning considerations that would warrant the refusal of this application.

Concerns were raised in relation to potential noise disturbance and disruption associated with construction activities. However, any impacts associated with construction would be short lived and would not be material considerations which could be used to refuse planning permission. If there are any issues relating to noise or pollution associated with the construction phase, then these would be controlled through separate legislation such as the Environmental Pollution Act.

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 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. 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-13343784', stamped as received by the City Council as Local Planning Authority on the 21st August 2024.

'PROPOSED PLANS', numbered '04 REV E', stamped as received by the City Council as Local Planning Authority on the 12th September 2024.

'PROPOSED ELEVATIONS', numbered '05 REV E', stamped as received by the City Council as Local Planning Authority on the 12th September 2024.

Agent email correspondence, dated to the 6th and 12th September 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 and alterations hereby permitted shall match those specified on the submitted application form and approved documents listed under condition no.2, including roof tiles to match the existing dwellinghouse.

Reason - To ensure the appearance of the building to be extended and altered is not adversely affected by the materials to be used in the construction of the extension and alterations, 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the extension hereby approved shall be used only as ancillary living accommodation for the main dwellinghouse known as No.3 Bleasdale Road and shall not be used as an additional dwelling or for short term lettings whereby sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights.

Reason - To prevent the proliferation of HMOs and short term lets which restrict housing choice and adversely affecting residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

15 Barrowfield Road, Manchester, M22 1RS
13 Barrowfield Road, Manchester, M22 1RS
9 Barrowfield Road, Manchester, M22 1RS
8 Bleasdale Road, Manchester, M22 1RU
1 Bleasdale Road, Manchester, M22 1RX
5 Bleasdale Road, Manchester, M22 1RX
6 Bleasdale Road, Manchester, M22 1RU
4 Bleasdale Road, Manchester, M22 1RU
11 Barrowfield Road, Manchester, M22 1RS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA