

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140237/FH/2024

Date registered valid: 23 July 2024

Proposal: Erection of single storey side extension, first floor rear extension and alterations to roof of single storey rear extension.

Address: 16 Caxton Road, Manchester, M14 6FF

Ward(s): Fallowfield Ward

Applicant: Mr M S Ahmed

Agent (if any): David Ormesher, Holborow and Ormesher

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

Recommendation: Approve

Date of recommendation: 05 September 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 July 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 July 2024 Expired: 14 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

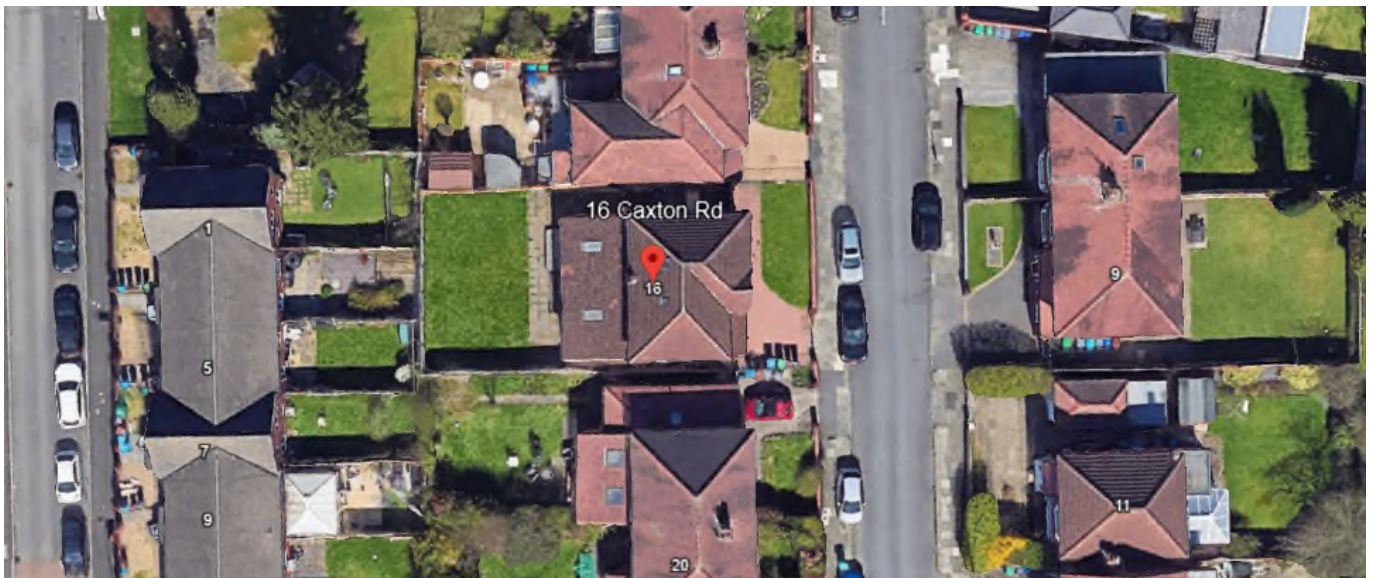
Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a ground-floor and two-storey bay to the front, a brick driveway and grassed front garden bordered by a mid-level redbrick wall with black iron railings-style gates, a single storey rear extension and a spacious rear garden.





Description of area

Caxton Road is a residential street situated within the Fallowfield ward of Manchester, close to Fallowfield Allotments, Fallowfield cycling loop, and Wilbraham Road (A6010). The area is predominantly residential in terms of its character, consisting of terraced, semi-detached and detached dwellinghouses and benefits from its proximity to public outdoor amenity and green spaces, such as Platt Fields Park.

Description of development

The applicant is seeking permission for the erection of a single storey side extension and first-floor rear extension together with alterations to the roof of the existing single storey rear extension.

The current application represents a resubmission of a previously approved, but expired, scheme 128739/FH/2020. Therefore, the principle of the development has already been accepted.

Planning history

077959/FH/2005/S1 - Erection of 2 storey side and single storey rear extension to form additional living accommodation – **APPROVED** (31.01.2006).

078772/FH/2006/S1 - Erection of single storey rear extension and two storey side extension to form additional living accommodation – **APPROVED** (11.04.2006).

128739/FH/2020 - Erection of a single storey side extension and rear first floor extension to create additional living accommodation – **APPROVED** (19.02.2021).

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:

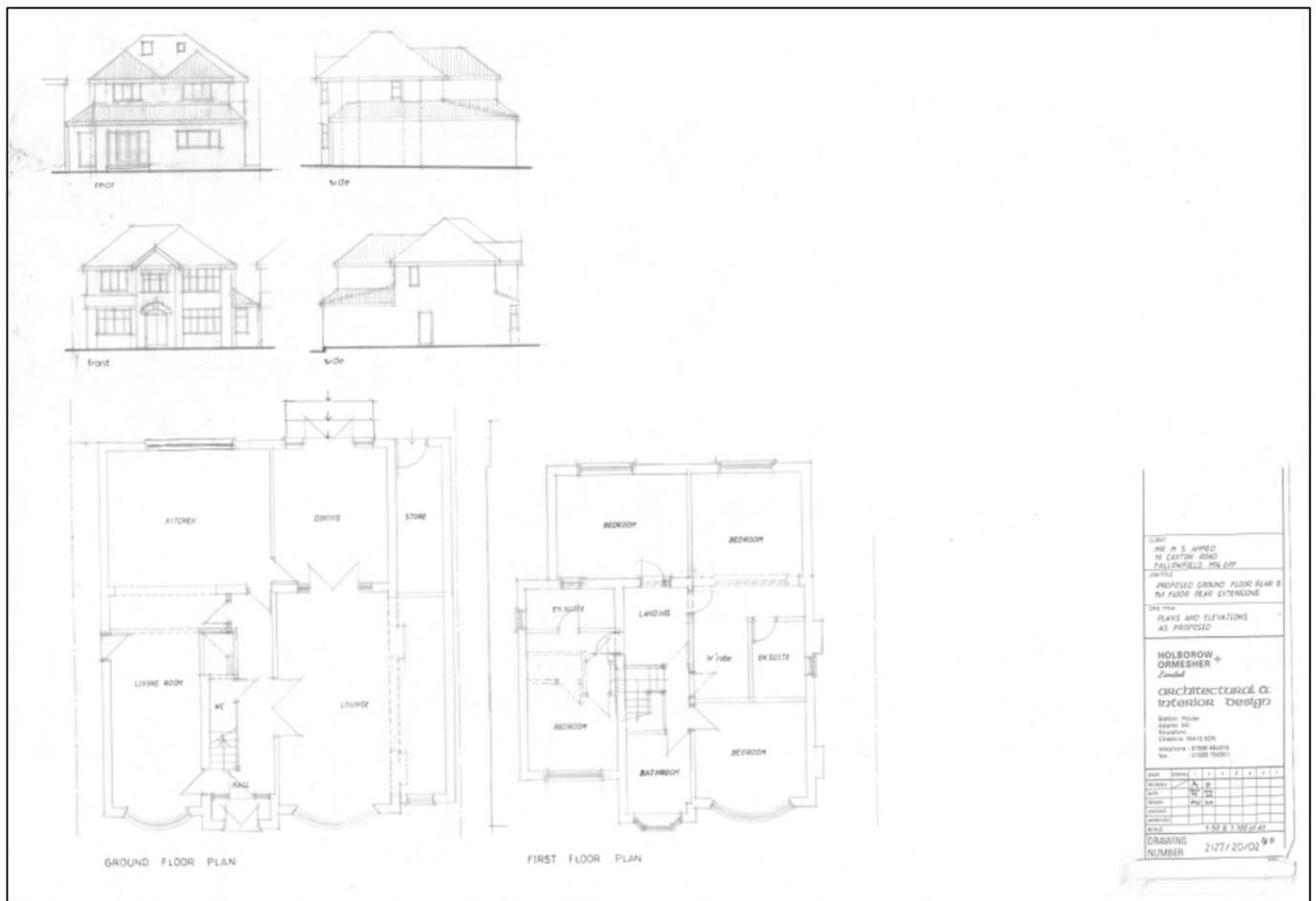
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN19 – Waste

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 proposed plans and 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 single storey side extension together with a first-floor rear extension and alterations to the roof of an existing single storey rear 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 single storey extension would be sited at the side of the property, facing north. It would project 1.766m sideways, with a length/depth of 11.811m (setback from the front of the property by 0.259m), a hipped roof height of 3.86m and an eaves height of 2.607m. A gap of 0.2m would be maintained the boundary shared with No.14 Caxton Road.

The first-floor extension would be sited at the rear of the property, facing west. It would project 3.654m rearwards from the host dwellinghouse, with a width of 8.538m, hipped roof height of 7.281m (set 1.706m below the existing ridge), and an eaves height of 5.403m (to match the existing). A gap of 1.994m would be maintained to the boundary shared with No.14 Caxton Road and a gap of 1.939m would be maintained to the boundary shared with No.18 Caxton Road.

Though the proposal represents a relatively sizeable addition to the host dwellinghouse (when considered together with the previous additions), overall its siting, scale, and massing is considered acceptable given that the principle of the development has already been accepted under the previously approved, but expired, scheme 128739/FH/2020. The scale and massing of the proposal is not considered to cause 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. 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 indicates that the proposal would be built of materials to match the existing dwellinghouse, including brick facings, roof tiles, and uPVC windows and doors. However, during their site visit, the case officer documented that the existing part-single / part-two storey side and rear extension features different brickwork from the host dwellinghouse along its side and rear elevations. Therefore, in order to obtain further clarification of the proposed materials to be used on the development, a pre-above ground works materials condition has been attached. This will also seek to safeguard the visual amenity of the area by ensuring that appropriate materials are used in the construction of the development.

In terms of the proposal's elevational features, the single storey side extension would feature 1no. window to the front, 1no. inward-opening door to the rear and a blank northern side

elevation. The first-floor rear extension would feature blank side elevations and 2no. windows to the rear. These elevational features are considered to be relatively standard for developments of this type, would not cause significant harm to the visual and residential amenity of the area and are therefore considered acceptable.

Sited at the side and rear of the property, elements of the proposal would be visible within the street scene and public realm. As discrepancies exist between the submitted application form and the materials featured on the host dwellinghouse and existing extension(s), a pre-above ground works materials condition has been attached to the decision notice. This condition will safeguard the visual amenity of the area by ensuring that appropriate materials are used in the construction of the proposal. Subject to the adherence of the condition, the overall character of the dwellinghouse and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposal therefore accords with Core Strategy policies SP1 and DM1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – 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 single storey side extension would be sited to the north of the host dwellinghouse (within its existing shadow) and with a maximum height of 3.86m, whilst the first-floor rear extension would feature considerable gaps to the shared boundaries and would be subservient in terms of its height to the host dwellinghouse. The privacy of neighbouring occupiers should also remain unaffected as the extensions would not feature any side-facing windows.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

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

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

Use - in their email correspondence dating to the 21st August 2024, the agent of the application confirmed that the extensions, and property overall, would remain in use as a Class C3(a) dwellinghouse.

Other matters – the proposal also includes the following alterations:

- The existing mono pitch roof of the single storey rear extension would be amended to a hipped roof form to marry up with the proposed single storey side extension, as well as facilitating implementation of the proposed first floor rear extension. The height of the amended roof would measure to a maximum of 3.86m with an eaves height of 2.607m.
- A new first-floor window would be installed in the northern side elevation of the existing building, facing No.14 Caxton Road. This has been conditioned to be obscurely glazed so as to protect the privacy of neighbouring occupiers.
- A new first-floor window would be installed in the southern side elevation of the existing building, facing No.18 Caxton Road. This has been conditioned to be obscurely glazed so as to protect the privacy of neighbouring occupiers.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area, subject to the adherence to the aforementioned conditions.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual amenity, 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:

'Site Plan as Proposed REV A', stamped as received by the City Council as Local Planning Authority on the 23rd August 2024.

'Plans and Elevations as Proposed', numbered '2127/20/02 REV B', stamped as received by the City Council as Local Planning Authority on the 23rd August 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) No above-ground works shall commence unless and until samples and/or 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.

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 Manchester Core Strategy.

4) Before first occupation, the proposed first floor window in the northern side elevation facing No.14 Caxton Road and the proposed first floor window in the southern side elevation facing No.18 Caxton 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 Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

6) 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), no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

14 Caxton Road, Manchester, M14 6FF
3 Croasdale Avenue, Manchester, M14 6GU
7 Croasdale Avenue, Manchester, M14 6GU
9 Caxton Road, Manchester, M14 6FE
7 Caxton Road, Manchester, M14 6FE
11 Caxton Road, Manchester, M14 6FE
1 Croasdale Avenue, Manchester, M14 6GU
5 Croasdale Avenue, Manchester, M14 6GU
18 Caxton Road, Manchester, M14 6FF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH AREA