MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140040/FH/2024
Date registered valid:	17 May 2024
Proposal:	Erection of single storey rear extension and installation of rear dormer
Address:	89 Beech Road, Manchester, M21 9FD
Ward(s):	Chorlton Ward
Applicant:	Mr Ben Holt
Agent (if any):	Mr John Heslop
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**03 July 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31 May 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 May 2024 Expired: 14 June 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 C3 mid-terraced dwellinghouse of redbrick and pebbledash render with a grey slate dual pitch roof. The property features white uPVC windows, including a ground floor bay to the front, a front porch canopy, a modest front garden bordered by a mid-level redbrick wall, a two-storey rear outrigger, and a narrow rear garden.



Figure 1. Front view.



Figure 2. Rear view.



Figure 3. View of roofline.



Figure 4. Rear amenity space.

Description of area

Beech Road is a residential street situated within the Chorlton ward of Manchester, close to Barlow Moor Road (A5145), Beech Road Park and Chorlton Green. The area predominantly consists of terraced and semi-detached residential properties, however, is also adjacent to a retirement apartment complex as well as a variety of bars and restaurants along the high street.

Description of development

The applicant is seeking permission for the erection of a single storey rear extension and installation of a rear dormer.

Planning history

No previous planning history.

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Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance: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

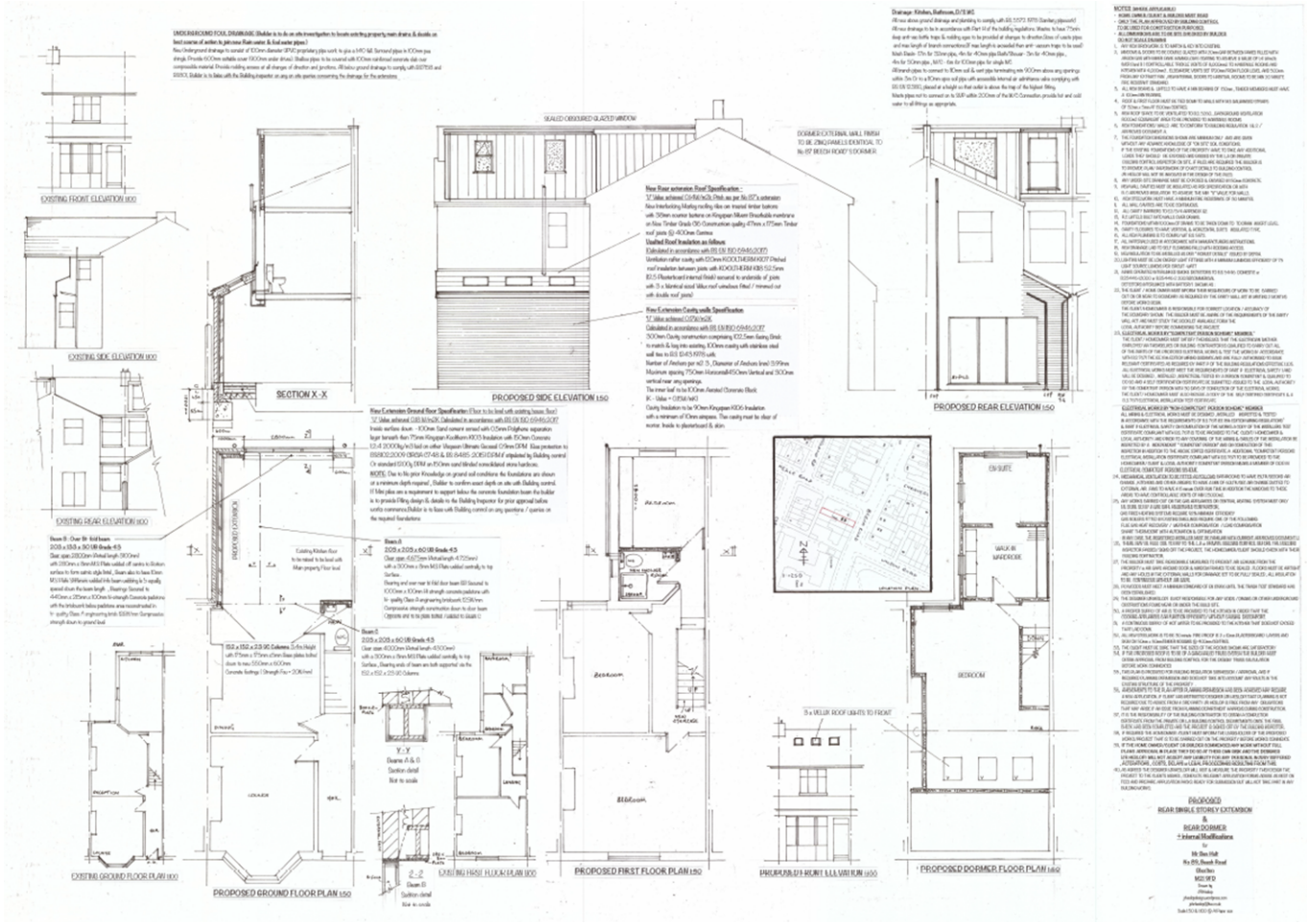


Figure 5. Submitted proposed plans and elevations.

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 and rear extension in addition to a rear dormer 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 and rear of the property, acting as a small-scale infill addition. It would project 4.729m rearwards, sitting flush with the rear elevation of the existing two-storey rear outrigger, with a width of 1.496m, mono pitch roof height of 3.821m, and an eaves height of 2.932m. A gap of 0.15m would be maintained to the boundary shared with No.87 Beech Road.

The L-shaped dormer extension would also be sited at the back of the property, facing southwest, projecting onto the property's outrigger roof slope. It would have a length of 3.962m (on the host dwellinghouse roof) / 8.7m (on the outrigger roof slope), width of 4.425 (on the host dwellinghouse roof) / 2.847m (on the outrigger roof slope), and height of 2.008 (on the host dwellinghouse roof) / 2.28m (on the outrigger roof slope). It would be setback 0.4m from the eaves (on the host dwellinghouse roof) / 0.2m (on the outrigger roof slope) and 0.1m below the existing ridge (on the host dwellinghouse roof) / 0.906m above the ridge (on the outrigger roof slope). It would extend up to the existing brick partition shared with No.91 Beech Road and would maintain a gap of 0.116m to No.87 Beech Road, and a gap of 0.329m to the edge of the outrigger.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the developments are understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features 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 single storey extension would be built of brickwork and roof tiles to match the existing. Its rear elevation would feature a set of bi-folding doors, whilst its side elevation (facing No.87 Beech Road) would be blank and featureless. Its pitched roof would feature three flat skylights.

The rear dormer extension would be clad in dark grey zinc panelling to all of its elevations, with a flat roof form. It would feature two windows to its rear elevation, one of which would feature a glazed Juliet balcony, and two windows to its side elevation facing No.87 Beech Road (which have been conditioned to be obscurely glazed).

The proposal is considered to be relatively standard in terms of its scale and design and would be in-keeping with other residential extensions in the area. Moreover, the proposal's siting at the rear of the property, should ensure that it does not form a prominent visual feature within the locale. Its proposed materials would also be in-keeping with those present on the surrounding terraced properties, which also feature zinc-panelled rear dormers. Hence, 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 – given that the side and rear extension would be single storey and subservient to the host dwellinghouse in terms of its scale and massing, 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. Moreover, its blank side elevation should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

Similarly, given the dormer's siting and positioning on the roof of the property, with subservient dimensions to the host dwellinghouse, and with an adequate setback from the eaves, 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. Moreover, its side-facing windows have been conditioned to be obscurely glazed so as to

protect the privacy of neighbouring occupiers. Its rear-facing windows would be setback from the eaves by approximately 0.4 and 0.329m respectively and would therefore provide no further degree of overlooking than any existing rear windows at first floor level.

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 storage of bins would be unaffected by this proposal.

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

Other matters – the proposal also includes the following elevational alterations:

- Replacement of the ground floor rear-facing patio doors with a set of bi-folding doors.
- Installation of three flat skylights to the property's front-facing roof slope.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

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, SP1, EN1 and EN19 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with 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 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-13074406', stamped as received by the City Council as Local Planning Authority on the 17th May 2024.

-Drawing labelled: ‘PROPOSED REAR SINGLE STOREY EXTENSION & REAR DORMER’, stamped as received by the City Council as Local Planning Authority on the 17th May 2024.

Reason - To ensure 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 of the proposal hereby permitted shall match those specified on the submitted application form and approved plans.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) 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 developments hereby approved other than those shown on the approved plans.

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

5) Before first occupation the proposed windows in the side elevation facing No.87 Beech 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

5 Copgrove Road, Manchester, M21 9FP
87 Beech Road, Manchester, M21 9FD
85 Beech Road, Manchester, M21 9FD
36B Beech Road, Manchester, M21 9EL
Basement And Ground Floor, 32 Beech Road, Manchester, M21 9EL
34 Beech Road, Manchester, M21 9EL
3 Copgrove Road, Manchester, M21 9FP
40A Beech Road, Manchester, M21 9EL
40 Beech Road, Manchester, M21 9EL
First Floor, 32 Beech Road, Manchester, M21 9EL
38 Beech Road, Manchester, M21 9EL
36A Beech Road, Manchester, M21 9EL
36 Beech Road, Manchester, M21 9EL
1 Copgrove Road, Manchester, M21 9FP
91 Beech Road, Manchester, M21 9FD
40B Beech Road, Manchester, M21 9EL

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