

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139825/FH/2024
Date registered valid: 19 April 2024
Proposal: Erection of part single, part two storey side and rear extension
Address: 162 Blackley New Road, Manchester, M9 8FQ
Ward(s): Higher Blackley Ward

Applicant: Carol Carter
Agent (if any): Mr Jake Rothwell, WBC Drawings
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 13 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 May 2024

Standard consultations:

Printed: 25 April 2024 Expired: 17 May 2024

Neighbour notifications

Printed: 25 April 2024 Expired: 17 May 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

Description of area

The application site relates to 162 Blackley New Road within the north Manchester ward of Higher Blackley. The application site relates to a semi-detached, red brick, two storey dwellinghouse sat at an elevated position from Blackley New Road and characterised by wooden effect UPVC windows and doors, circular bay windows and solar panels to the roof facing onto the road. Amenity space to the front of the property consists of an off-street driveway, increasing in topography and behind a wooden fence, further private amenity space is sited. This space extending to the side and rear of the applicant site is expansive in size measuring approximately 577 square metres and is subject to a stepped garden, conservatory and large outbuilding to the rear of the site.

The site sits directly to the west of the Broughton Angling Club. The surrounding area is residential in nature, except the industrial units immediately to the south of the site off Mill Brow.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey side and rear extension.

The part single storey side extension would sit flush with the primary elevation of the host property and have approximate dimensions of Height: 3.2 x Length: 7.6 x Width: 3.4 metres. The part two storey side extension would be set back from the primary elevation of the host property by 1 metre and have approximate dimensions of Height: 8 x Length: 6.6 x Width: 3.4 metres.

The part single storey rear extension would extend the width of the host property and side extension and replace the existing conservatory at the site. At ground floor, this would have approximate dimensions of Height: 3.7 x Length: 3.3 x Width: 8.9 metres. At first floor level, the extension would be set in from the adjoining neighbour by 5.6 metres and have approximate dimensions of Height: 6.7 x Length: 3.3 x Width: 3.4 metres.

The proposal would involve the insertion of two windows within the primary elevation, one window and a Juliet balcony within the side elevation, two windows and two sets of doors within the rear elevation and two roof lights within the part single storey rear extension.

All materials to be used would match the host property, except the introduction of the glazed balustrade for the Juliet balcony.

Revised Plans

Plans have been amended from those originally received. Initially concern was raised in regard to the appearance of the side extension not creating a subservient feature to the main dwellinghouse, contrary to Policy DC1.4 of the UDP. The form of development was subsequently amended to show an increased level of subserviency. Concern was also raised that the side extension gave the appearance of an independent planning unit with all the facilities for the extension to work as a separate home. Clarification was sought on this matter from the agent and the internal floor plan amended.

The revised plans were considered to overcome the issues raised and are assessed within this report.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health were consulted on the application and had no comments to make on the application.

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 CABI 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 part single, part two storey side and rear extension. This is considered acceptable in principle as many people prefer to alter and adapt homes rather than move, to meet the changing residential needs of families. 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Concern was raised during the course of the application that the two storey side extension could function as an independent planning unit as plans showed all amenities required within the side extension without the need to utilise amenities of the host property, the addition of a second staircase and doors to the rear to access the extension. Clarification was sought during the course of the application regarding the proposed use of the extension and the agent responded confirming via email (dated 7 June 2024) that the space would be used for the applicant's parents to be cared for by the applicant and the first floor would act as a master suite. Further, the second kitchen was removed within the floor plans and amenity space on the ground floor opened up. The second staircase remains on the plans. This is considered acceptable given a condition would be placed on any approval granted for the extension to be used as ancillary accommodation only. The agent confirmed via email on 7 June 2024 that the applicant was happy for the condition to be placed on any approval granted. This is considered acceptable to overcome any harm in relation to the potential over intensification of the use.

Due to the applicant site being sited directly to the west of the Broughton Angling Club, the adjoining semi, no.164 Blackley New Road, is the main neighbour to be impacted by the proposal. As existing, the neighbour feels the applicant property's conservatory with a projection of approximately 3 metres. As a result of the proposal, the conservatory would be removed and a single storey extension placed close to the boundary, with a projection of 3.3 metres. As such, the harm to the neighbour is not considered to be excessively different to the existing circumstances. The proposal is not considered to create an overbearing feature given the neighbour's conservatory is sited close to the shared boundary. At first floor level, the built form is set away from the adjoining semi and is sited to the side of the host property. As such, a 5.6 metre gap would be retained between the built form at first floor level and the common boundary. As such, the neighbour would not experience a tunnelling impact and any loss of light/ overshadowing is not considered to be significant given the orientation of the properties. Due to the placement of windows, the neighbour would not be impacted by any adverse privacy implications. Further, a condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

A window would be inserted within the proposed bathroom window and would be conditioned within any approval granted as being obscure glazed. One window and a Juliet balcony would be inserted in the side elevation of the proposal and given no neighbours are sited immediately to the east of the site, they would not give rise to any adverse privacy implications. Rather the windows especially the Juliet balcony would offer an attractive outlook for the applicant.

Due to the site's significant rear amenity space and dense forestry to the rear, the properties closest to the applicant site would not be impacted by the proposal.

No neighbours are sited to the south of Blackley New Road and so the proposal would not give rise to any adverse privacy implications from the primary elevation of the side extension.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

The form of the two storey side extension has been altered from the original submission. The original form showed a side extension with no level of subserviency. Whilst it is acknowledged that due to the property's location, the proposal would not create a terracing impact, the proposal did not read as a subservient feature. As such, the built form has been amended so that the side extension at first floor level is set back by 1 metre and the roof of the extension is lower than the applicant site. This is considered adequate to ensure the proposal is considered pursuant to Policy DC1.4 of the UDP.

The rear extension at ground floor level would have a projection of 3.3 metres and as such be pursuant to Policy DC1.3 of the UDP which states the maximum projection of rearward extensions would not exceed 3.65 metres. The proposed rear extension at the site utilises the existing built form of the conservatory and so is considered appropriate in size and form. The development at first floor level beyond the property's existing rear building line is again pursuant to Policy DC1.3 in terms of projection and is adequately set in away from the shared boundary with no.164 Blackley New Road. This is welcomed to mitigate harm from the amenity of the neighbour.

Materials to be used throughout the proposal would match the host property, except the introduction of the glazed balustrade for the Juliet balcony. The sympathetic use of proposed materials is welcomed and a condition to this effect would be attached to any approval granted.

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

The off street car parking provision would still remain as a result of the proposal as no change to parking provision would occur as a result of the proposal.

Bin Storage

Plans indicate that bins would be stored at the rear of the property and brought to the front of the property on the day of collection. This is considered acceptable and the plans indicating this would be conditioned within 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.

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

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, a revised scheme and further information was supplied to overcome concerns and appropriate conditions have been attached to any 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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 19 April 2024.

-Drawing- Existing & Proposed- Floor Plans, Elevations, Block Plan and Location Plan, numbered REV D, stamped as received by the City Council as Local Planning Authority on 7 June 2024.

-Drawing- Proposed- Elevations, numbered REV C, stamped as received by the City Council as Local Planning Authority on 7 June 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 first occupation, the first floor bathroom window as shown on the approved 'Drawing- Existing & Proposed- Floor Plans, Elevations, Block Plan and Location Plan, numbered REV D', stamped as received by the City Council as Local Planning Authority on 7 June 2024, 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form and within the 'Drawing- Proposed- Elevations, numbered REV C' specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The proposed extension hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 162 Blackley New Road and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

77 Sandyhill Road, Manchester, M9 8JR

71 Sandyhill Road, Manchester, M9 8JR

75 Sandyhill Road, Manchester, M9 8JR

73 Sandyhill Road, Manchester, M9 8JR

166 Blackley New Road, Manchester, M9 8FQ

164 Blackley New Road, Manchester, M9 8FQ

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 - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH AREA