

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139540/FH/2024
Date registered valid: 14 March 2024
Proposal: Erection of two storey side and single storey rear extension.
Address: 8 Marcer Road, Manchester, M40 7HJ
Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Carl Barnes
Agent (if any): Mr Joe Jennings, ExtensionsNW Ltd
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: **9 May 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 March 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 21 March 2024 Expired: 13 April 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 8 Marcer Road within the north Manchester ward of Miles Platting and Newton Heath. The application site relates to an end terraced, two storey, red brick dwellinghouse which sits on an extensive plot. The property benefits from an existing conservatory to the side of the property and several outbuildings are sited around the perimeter of the site. Amenity space for the property is split into 3 sections- amenity space to the front in the form of a driveway and open grass space, amenity space to the side which is separated from the street with the use of grey timber fence panels and amenity space to the rear is characterised by further hardstanding. A gate to the rear offers vehicular and pedestrian access to Rolleston Avenue.

At the time of the site visit construction had begun on site for the previously approved extension of 137698/FH/2023. The fenestration applied for within this application could be seen on site. The applicant was advised that whilst permission has been granted for 137698/FH/2023, the application of 139540/FH/2024 is pending consideration.

Description of development

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

The two storey side extension would be set back from the primary elevation of the host property by 1 metre and have a lowered roof from the main dwellinghouse. This element of the proposal would have approximate dimensions of Height: 6.3 x Length: 5.4 x Width: 6 metres.

The single storey rear extension would enlarge the existing lounge at the property and have approximate dimensions of Height: 3.5 x Length: 3 x Width: 3.5 metres. The rear extension would have a dual pitched roof.

The proposal would involve the insertion of four windows within the front elevation, a set of sliding doors, a further door and window within the side elevation, and a set of sliding doors and four windows within the rear elevation.

Materials to be used throughout the proposal would match that of the host property, except the use of aluminum doors.

Planning History

The current application has been submitted as the applicant wishes to alter the fenestration approved under planning reference:

137698/FH/2023- Erection of single storey rear and two storey side extension following demolition of existing conservatory.

Approved 21 September 2023.

The plans now show the addition of a window within the front elevation and the addition of two windows within the rear elevation, in addition to the other windows and doors approved under planning reference: 137698/FH/2023. The applicant is able to utilise a 'free go' householder application, as the application was determined prior to 6 December 2023.

Further planning history for this site:

139423/NMC/2024- Non Material Amendment to application 137698/FH/2023 to allow an additional window installed to the front elevation at first floor level.

Withdrawn 18 March 2024.

An incorrect application type was submitted for the development proposed.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

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 significant 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 two storey side and single storey 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. The current application has been submitted as the applicant wishes to alter and add to the fenestration approved under planning reference: 137698/FH/2023, approved 21 September 2023. 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

Two storey side extension

Whilst the two storey side extension is considered large in size, it is considered to be appropriate given the expansive plot and the large gap which would still be retained to the southern boundary of the site. With the set back of 1 metre at both levels, this ensures the proposal is viewed as a subservient addition, so not to cause any detrimental features to visual/ residential amenity. Given the 10 metre gap between the side elevation of the proposed side extension and the neighbouring property no.44 Marcer Road, although the side extension would be set slightly forwards than the footprint of the neighbouring property, the distance would ensure the neighbour does not feel an overbearing feature when utilising their amenity space. No windows are to be inserted at first floor level facing the direction of no.44 Marcer Road. Although bi-folding doors within the side extension would face the direction of the neighbouring property, they would primarily look onto the side amenity space linked to the host property and as such, no adverse implications in terms of overlooking would arise for the neighbour.

This application seeks consent for the insertion of an additional window within the front elevation. As this would look onto the applicant's front amenity space and streetscene, no adverse privacy implications would occur as a result of the additional window.

The two storey side extension would align with the rear building line of the host property. This application seeks permission for three windows to be inserted within the rear elevation at first floor level. It is noted the windows would look onto the gable wall and side amenity space connected with no.28 Rolleston Avenue. Whilst it would not be possible for any direct overlooking into the neighbour's property given the neighbour does not benefit from any windows within the gable wall, overlooking into the neighbour's side amenity space is possible. As such, to overcome the impacts, a condition would be placed on any approval granted to ensure all the windows are obscure glazed only. Further, a condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent. The level of overlooking is therefore considered reduced and acceptable on the basis the windows are obscure glazed only and the side extension does not come forwards of the existing rear building line of the applicant site. The insertion of two additional windows is not considered to cause a huge amount of additional harm than what has already been approved previously at the site.

Single storey rear extension:

The single storey rear extension would have a projection of 3 metres and be sited against the shared boundary with no.6 Marcer Road. As existing, this neighbour experiences built form along the boundary in the form of the applicant's outbuildings. Although the roof would be dual

pitched and have a height of 3.5 metres, it is not considered to create an overbearing feature along the boundary with the neighbouring property. Any loss of light/ overshadowing caused to the neighbour would be extremely limited as the proposal is single storey. The doors and windows within both the rear and side elevations of the single storey rear extension would not give rise to any adverse privacy/ overlooking implications to the neighbouring properties, as the windows/doors would look into the applicant's own amenity space. The other immediate neighbour to the south, no.44 Marcer Road would not be impacted by the proposal due to the applicant's outbuildings sited along the southern boundary of the site.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, and any harm has been mitigated by obscure glazing the proposed first floor rear windows within the side extension.

Design and Appearance

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 since the property is end terraced, the two storey side extension could not create a terracing impact. However, the extension could create the feel of another property within the existing terrace. The set back of 1 metre from the primary elevation of the host property and the lowering of the roof from the main dwelling ensures this does not occur, making the proposal pursuant to Policy DC1.4 of the UDP. Whilst the roof configuration which is squared off before being hipped appears unusual, this matches the form of the roof within the host and neighbouring properties. As such, the form of this element is considered acceptable, pursuant to Policy DC1 of the UDP

Single storey rear extension:

The single storey rear extension would have a projection of 3 metres, however, would not extend the width of the host property. The projection is pursuant with Policy DC1.3 of the UDP and a similar extension could have been achieved through the route of Permitted Development. As such, the form and appearance of the rear extension is pursuant to Policy DC1 of the UDP.

Materials:

The materials would match the host property, except the use of aluminum doors. As such, the materials are considered sympathetic and appropriate. A materials condition to that effect would be attached to any consent 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.

Bin Storage

Bin storage provision would be unaffected by the proposal.

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 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 14 March 2024.

-Drawing- Proposed- Plans and Elevations, numbered 3300-02, stamped as received by the City Council as Local Planning Authority on 14 March 2024.

-Drawing- Site Plan- Proposed Site Plan, stamped as received by the City Council as Local Planning Authority on 14 March 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) Before first occupation, the three windows to be inserted within the rear elevation of the side extension at first floor level as shown on the approved 'Drawing- Proposed- Plans and Elevations, numbered 3300-02', stamped as received by the City Council as Local Planning Authority on 14 March 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.

4) 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.

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 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.

Appendix 1 – List of consultees & neighbours notified

6 Marcer Road, Manchester, M40 7HJ
15 Welwyn Walk, Manchester, M40 7HP
11 Welwyn Walk, Manchester, M40 7HP
7 Welwyn Walk, Manchester, M40 7HP
5 Welwyn Walk, Manchester, M40 7HP
1 Welwyn Walk, Manchester, M40 7HP
13 Welwyn Walk, Manchester, M40 7HP
17 Welwyn Walk, Manchester, M40 7HP
7 Marcer Road, Manchester, M40 7HJ
44 Bollington Road, Manchester, M40 7HE
9 Welwyn Walk, Manchester, M40 7HP
3 Welwyn Walk, Manchester, M40 7HP
28 Rolleston Avenue, Manchester, M40 7HH

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA