

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139691/FH/2024

Date registered valid: 16 April 2024

Proposal: Erection of part single, part first floor rear extension to form additional living accommodation including elevational alterations.

Address: 18 Fairholme Road, Manchester, M20 4NT

Ward(s): Withington Ward

Applicant: Mr S Hussain

Agent (if any): Mr Aslam Khan LBV Developments

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

Recommendation: Approve

Date of recommendation: 04 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 26 April 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 23 April 2024 Expired: 15 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a front porch canopy, a paved front driveway and yard bordered by a mid-level redbrick wall, a single storey rear outrigger and extension, and three detached outbuildings situated within the rear garden.



Figure 1. Front view.



Figure 2. Rear view.

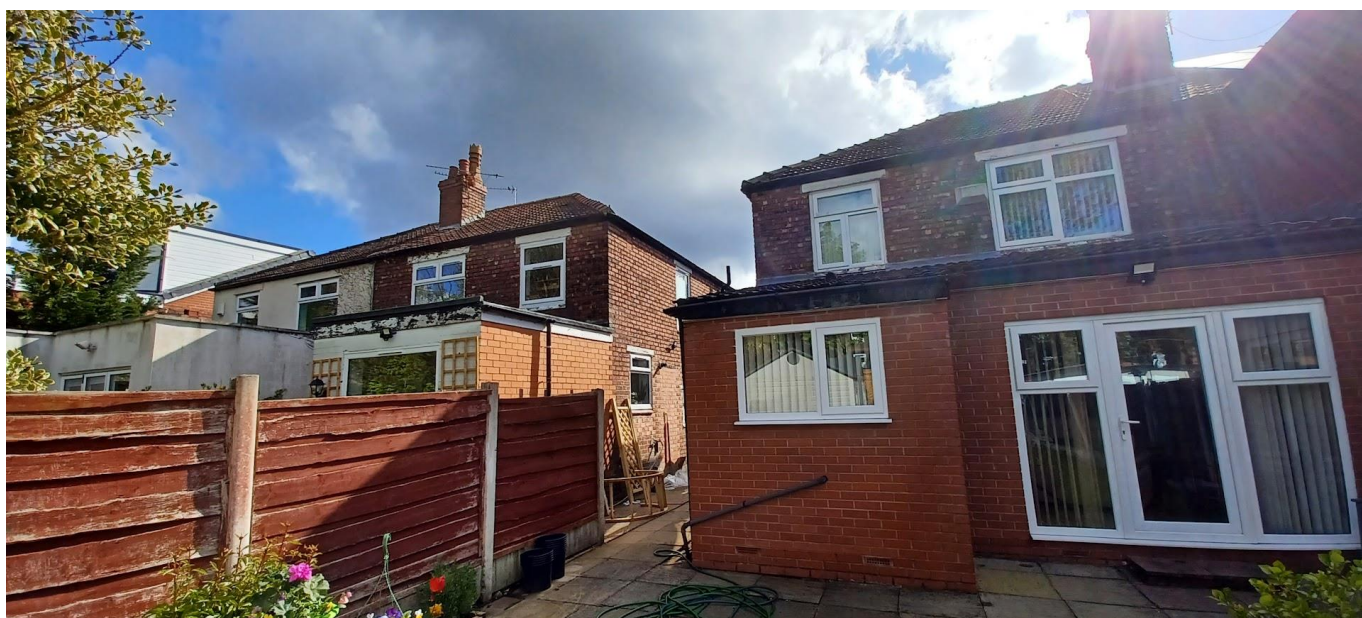


Figure 3. Shared boundary with No.16 Fairholme Road.



Figure 4. Shared boundary with No.20 Fairholme Road.

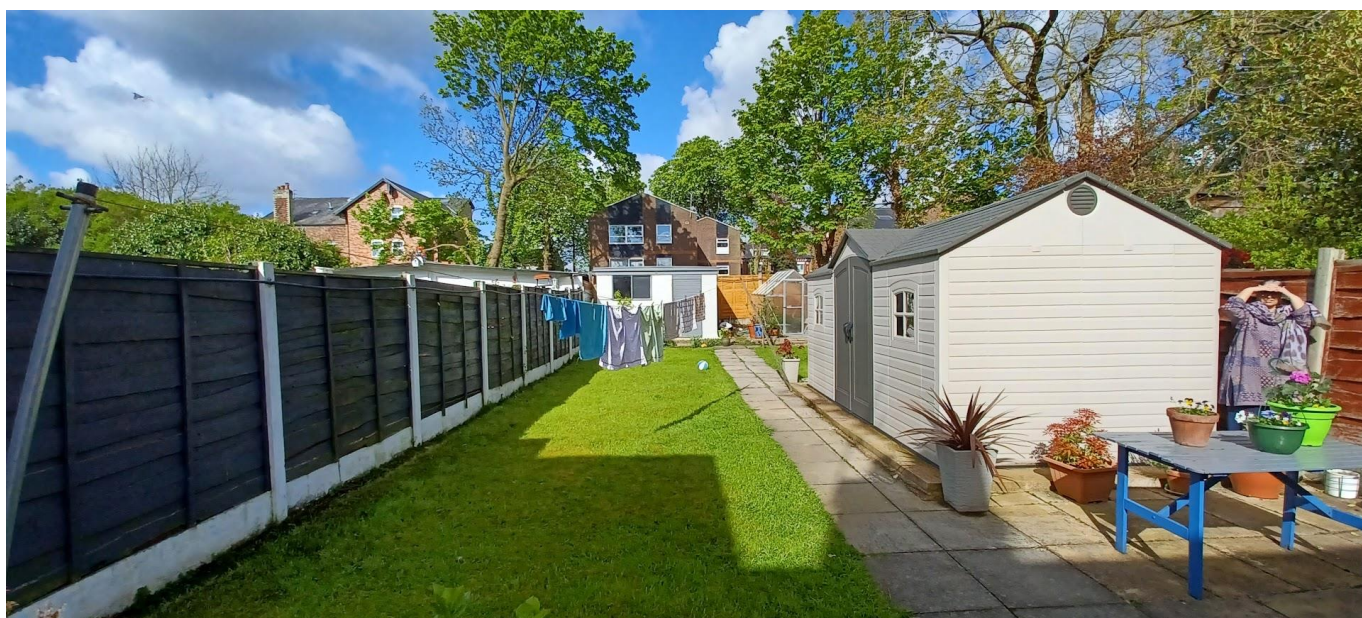


Figure 5. Rear amenity space.

Description of area

Fairholme Road is a residential street situated within the Withington ward of Manchester, close to Ladybarn Park, Withington district centre, and Withington Scout Hut. The area is predominantly residential in terms of its character, consisting of semi-detached 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-first floor rear extension to form additional living accommodation including elevational alterations.

Planning history

No previous planning history.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

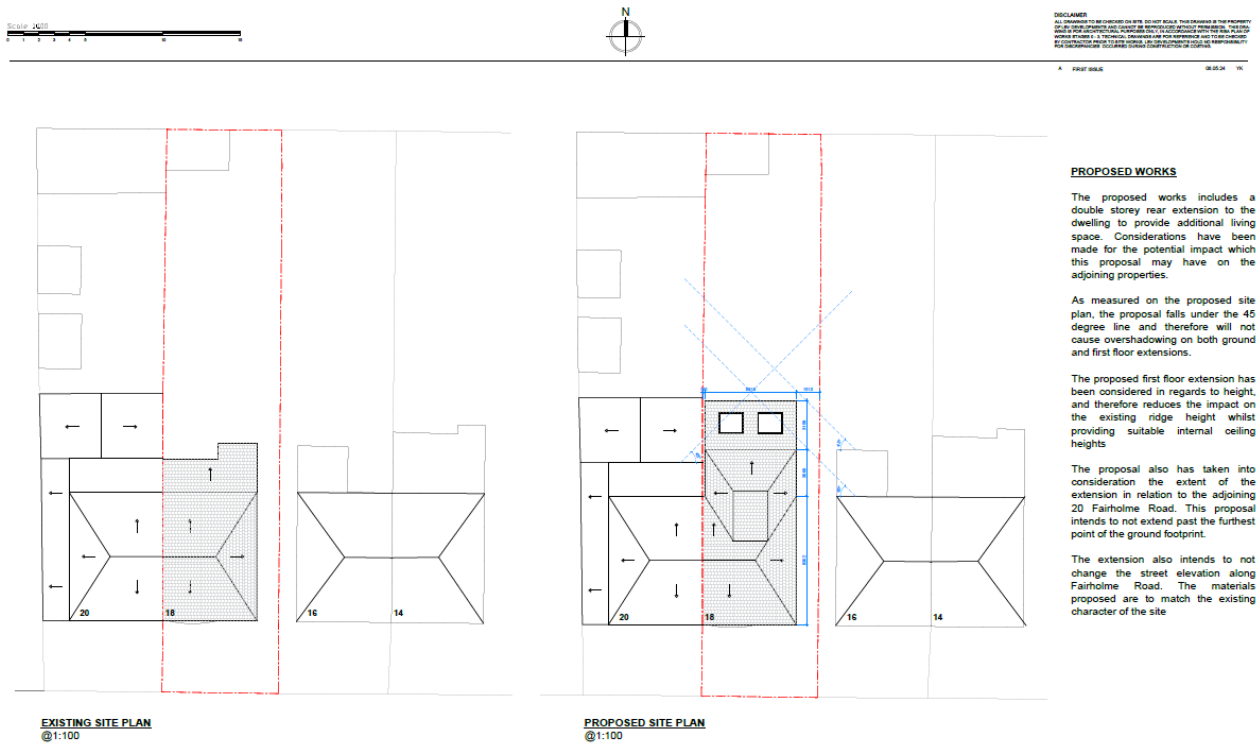


Figure 6. Submitted existing and proposed site plan, showing relationship to neighbouring properties.

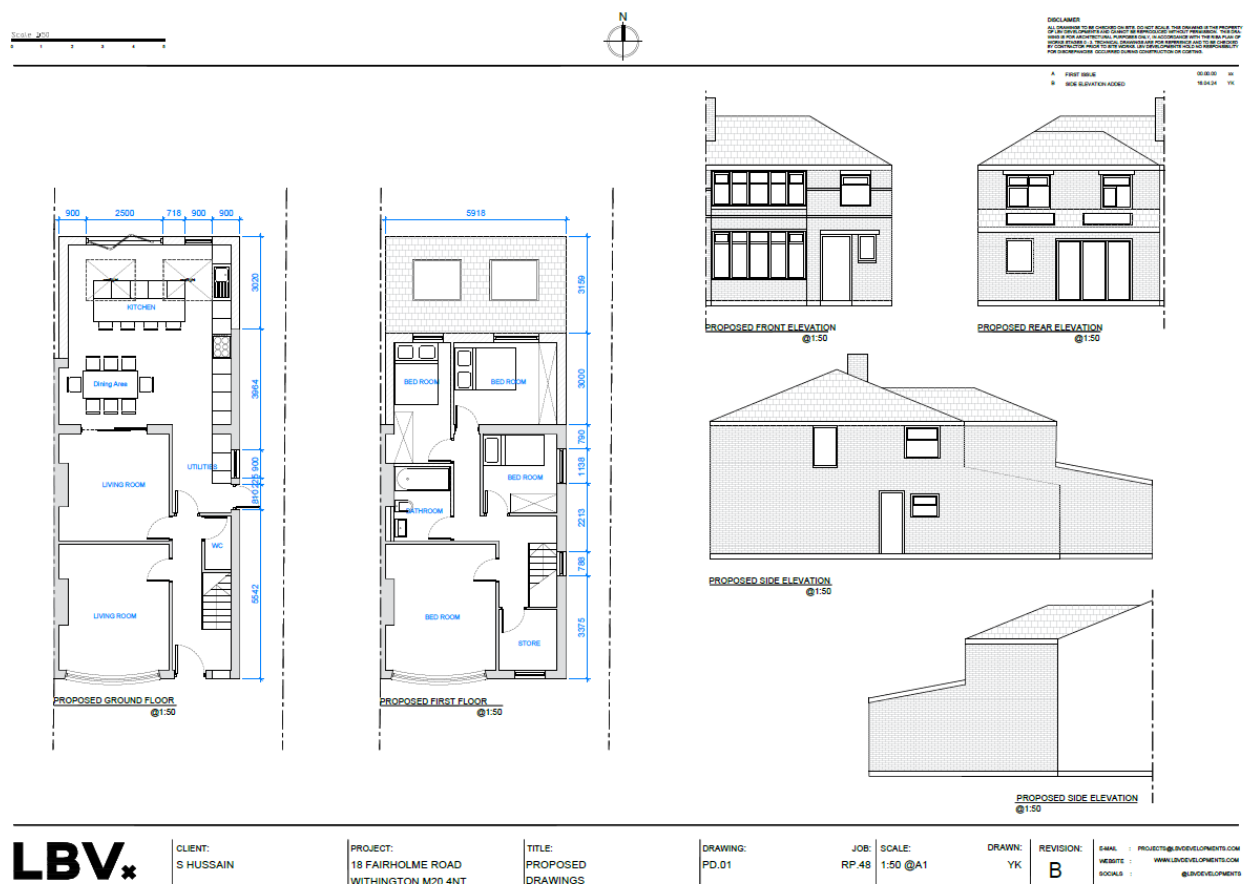


Figure 7. Submitted proposed plans and elevations.

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

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-first floor rear extension in order 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 extension would be sited at the back of the property, facing west.

At ground floor level, it would project 4m rearwards (taking the total rearward projection, combined with the existing single storey additions, to 6.158m), with a width of 5.918m, mono pitch roof height of 3.16m and an eaves height of 2.399m. A gap of 1.51m would be maintained to the boundary shared with No.16 Fairholme Road, and a gap of 0.139m would be maintained to the boundary shared with No.20 Fairholme Road.

At first-floor level, it would project 3m (0.79m beyond the adjoining property's first-floor rear extension), with a width of 5.918m, hipped roof height of 5.593m (set 1.577m below the existing ridge), and an eaves height of 4.311m to match the existing. A gap of 1.51m would be maintained to the boundary shared with No.16 Fairholme Road, and a gap of 0.139m would be maintained to the boundary shared with No.20 Fairholme Road.

The overall siting, scale, and massing of the proposal is considered to be acceptable as the extension is understood as being subservient to the host dwellinghouse in terms of its dimensions, would avoid resulting in an 'excessively large or bulky' addition to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing an overbearing feature 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 extension would be built of brickwork, roof tiles and windows to match the host dwellinghouse. At ground floor level, it would feature blank side elevations and one window and a set of bi-folding doors to the rear. Two flat skylights would be featured atop its rear-facing roof slope. At first-floor level, it would feature blank side elevations and two windows to its rear elevation. Its roof form would be blank and featureless.

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, its use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that the proposal does not form a prominent visual feature within the locale. 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 extension would be subservient to the host dwellinghouse in terms of its dimensions, with adequate gaps maintained to the plot's shared boundaries and with the adjoining property also featuring a full-width first-floor addition to the rear, 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 elevations should ensure that the privacy of neighbouring occupiers is not compromised as a result of the works.

In addition, no objections were received from local residents in response to this application.

The proposal is therefore acceptable in regard to its minimal impact upon residential amenity which accords with Core Strategy policies DM1 and SP1 and saved 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:

- Installation of a new first-floor window in the side elevation facing No.16 Fairholme Road. This has been conditioned to be obscurely glazed.

This alteration is considered acceptable, subject to it adhering to the aforementioned obscure glazing condition. This will safeguard the privacy of neighbouring occupiers.

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 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. Minor 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-12901376', stamped as received by the City Council as Local Planning Authority on the 3rd April 2024.

-‘Proposed Drawings’, numbered ‘PD.01 REV B’, stamped as received by the City Council as Local Planning Authority on the 16th April 2024.

-‘Proposed Drawings. Proposed Site Plan’, numbered ‘PD.01’, 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 developments hereby permitted shall match those of the host dwellinghouse in type, size, colour and texture.

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 extension 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.16 Fairholme 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

Flat 8, Newholme Court, 33 Alan Road, Manchester, M20 4WB
Flat 6, Newholme Court, 33 Alan Road, Manchester, M20 4WB
Flat 3, Newholme Court, 33 Alan Road, Manchester, M20 4WB
Flat 1, Newholme Court, 33 Alan Road, Manchester, M20 4WB
17 Fairholme Road, Manchester, M20 4WT
Flat 9, Newholme Court, 33 Alan Road, Manchester, M20 4WB
Flat 7, Newholme Court, 33 Alan Road, Manchester, M20 4WB
Flat 5, Newholme Court, 33 Alan Road, Manchester, M20 4WB
Flat 4, Newholme Court, 33 Alan Road, Manchester, M20 4WB
Flat 2, Newholme Court, 33 Alan Road, Manchester, M20 4WB
20 Fairholme Road, Manchester, M20 4NT
14 Fairholme Road, Manchester, M20 4NT
12 Fairholme Road, Manchester, M20 4NT
15 Fairholme Road, Manchester, M20 4WT
13 Fairholme Road, Manchester, M20 4WT
16 Fairholme Road, Manchester, M20 4NT
19 Fairholme Road, Manchester, M20 4WT
31 Alan Road, Manchester, M20 4WG

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