

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140303/FH/2024

Date registered valid: 2 July 2024

Proposal: Conversion of basement, installation of rear dormer, installation of rooflights, creation of a lightwell to the front to provide additional living accommodation together with elevational alterations with pergola and raised terrace, and installation of 2.5 metre timber fence privacy screen.

Address: 16 Totnes Road, Manchester, M21 8XF

Ward(s): Chorlton Park Ward

Applicant: Mr Iqbal Toor

Agent (if any): Mrs Amy Axon Guy Taylor Associates

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 August 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 July 2024

Standard consultations:

Printed: 10 July 2024 Expired: 31 July 2024

Neighbour notifications

Printed: 10 July 2024 Expired: 31 July 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 16 Totnes Road within the south Manchester ward of Chorlton Park. The application site relates to a semi-detached, red brick, two storey dwellinghouse, built in an Edwardian period with historic features including timber patterned gable, bay windows and ornate porch detailing. Amenity space to the front of the property relates to a small courtyard and further amenity space is sited to the rear of the property which relates to a further courtyard. The property benefits from an existing two storey rear outrigger and the northern boundary of the site bounds the Metrolink line and Fallowfield Loop.

Description of development

The submitted application seeks planning permission for the conversion of basement, installation of rear dormer, installation of rooflights, creation of a lightwell to the front to provide additional living accommodation together with elevational alterations with pergola and raised terrace, and installation of 2.5 metre timber fence privacy screen.

The conversion of basement would turn the existing unused basement into habitable rooms – in the form of a living space, bathroom and utility room.

The installation of the rear dormer would have approximate dimensions of Height: 1.6 x Length: 3.4 x Width: 2.8 metres. The rear dormer would create a bathroom, bedroom and storage room and the dormer would involve the insertion of a rear window which would extend below the existing eaves of the host property.

Rooflights would be inserted within the host property- two rooflights within the front roof plane and one within the rear roof plane.

A lightwell would be created to the front in connection with the conversion of the basement and would create a new fire escape window. Metal railings would surround the new lightwell. The proposed lightwell would have a projection of 1 metre beyond the primary elevation of the host property.

Elevational alterations within the gable elevation would include changing the shape of the 2nd floor window and the insertion of 3no. windows and 1no. door within the existing two storey outrigger. Elevational alterations within the rear elevation would include a new grey window within the rear elevation of the host property and the insertion of bi-folding doors within the rear elevation of the outrigger.

A pergola would be erected along the north-eastern side of the dwellinghouse in between the two storey outrigger and north-eastern boundary wall and would have an approximate height of 3.3 metres.

A raised terrace would be created to allow access from the rear bi-folding doors from the outrigger into the garden, via the creation of steps and handrails. The raised terrace would have a height of 0.7 metres and project 2.6 metres from the rear building line of the host property.

To ensure the privacy of the adjoining property no.14 Totnes Road is not compromised as a result of the raised terrace, a 2.5 metre timber fence privacy screen would be sited along the south-eastern boundary of the site, projecting 1.6 metres from the rear elevation of the two storey outrigger.

Materials to be used throughout the proposal would include:

- Grey powder coated aluminum framed windows, door, bi-folding door and roof lights,
- Hanging slate tiles on dormer to match existing,
- Metal railings for fire escape lightwell,
- Timber pergola- solid timber, square edge rafter rails and posts in larch, slotted connections with recessed stainless steel bolts,
- Timber fencing,
- Metal handrails with glass infill,
- Raised terrace- silver grey slabs 200 x 600mm laid in stretcher bond, matching garneted to raiser and going of steps, perimeter walls of patio faced in red brick to match existing.

It is noted that works to the north-eastern boundary wall would take place as a result of the proposal, to accommodate the installation of the pergola. As permitted development rights have not been restricted for this property and the boundary wall would not increase in height as a result of the proposal, this element is considered to be achieved through Permitted Development. No assessment will be made to this element of works.

Negotiation during the course of the application

During the course of the application, the agent supplied further information in regard to the materials to be used for the proposal. The description of development was amended during the

course of the application as the 2.5 metre high privacy fence to mitigate harm from the raised terrace required planning consent. Therefore, this element of works was added to the description of development. The agent confirmed agreement to the change of description. Conversations took place with the Flood Risk Management Team during the course of the application regarding the Flood Risk Assessment and any conditions to this effect.

Planning History

140008/NMC/2024- Non Material Change to planning application 138226/FH/2023 to allow change of two windows to side elevation to three, change of rear projecting picture window to bi-folding doors, window cill on existing rear window raised to allow for kitchen worktop, garden gate relocated, pergola added and installation of raised patio.

Withdrawn 6 June 2024.

This application was withdrawn as additional elements of development were being added and the NMC was not considered the correct application type to deal with the amendments required.

CDN/24/0198- Application to discharge condition no. 5 (Flood Risk Assessment) attached to planning permission 138226/FH/2023.

Approved 10 May 2024.

138226/FH/2023- Conversion of basement, installation of rear dormer and creation of a lightwell to the front to provide additional living accommodation together with elevational alterations.

Approved 24 November 2023.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

MCC Flood Risk Management

MCC Flood Risk Management were consulted on the application and provided the following response:

I have reviewed the provided Flood Risk Assessment (FRA) and as this has previously been approved under application no. CDN/24/0198, we would have no further comments to make. The building footprint and floor plans remains unchanged.

We would recommend the submitted FRA (ref: 1017 A, dated: February 2024) is referenced within the decision notice.

Transport For Greater Manchester

Transport for Greater Manchester were consulted and commented that the location of the proposed development is sufficiently remote from Metrolink. As such, the consultee had no comments to make from a Metrolink perspective in respect of this 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).

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 conversion of basement, installation of rear dormer, installation of rooflights, creation of a lightwell to the front to provide additional living accommodation together with elevational alterations with pergola and raised terrace, and installation of 2.5 metre timber fence privacy screen. The application amends some elements of the previous approval (138226/FH/2023), whilst adding additional elements to the external amenity space of the property. This is considered acceptable in principle as many people prefer to alter and extend 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 dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Conversion of basement:

The basement conversion would allow the existing family to utilise the basement for habitable rooms. The largest concern in terms of amenity would be the opportunity to turn the basement into a separate planning unit. However, the rooms appear to have uses commensurate to the host property and the stair case up to the ground floor would be retained. It would not be possible to access the proposed basement externally. As such, the conversion would imply the basement would not become a separate planning unit. As it is to remain a single family dwellinghouse it would not cause any concern in terms of noise/ parking/ waste etc to the detriment of the family living at the property or any immediate neighbours.

Installation of rear dormer:

As the rear dormer would not include the insertion of windows to the side elevations, the dormer would not give rise to any privacy or overlooking implications to those properties either side. The rear dormer would look onto the rear of properties along Sidbury Road. However, given the 10 metre distance from the rear dormer to the rear boundary of the applicant site, any overlooking opportunities would be limited. A condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

The ridge height of the dormer is no higher than the existing, the dormer does not extend the full width of the host property and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental or overpowering feature to the property or to the neighbouring properties to the rear.

Installation of rooflights:

3no. rooflights would be inserted within the roof plane of the host property. Given the height of the rooflights and the angle of the roof, the lights are not considered to give rise to overlooking implications to the adjoining semi or properties to the rear of the applicant site.

Creation of a lightwell to the front:

The lightwell depth would increase, to allow an increased level of light into the living space to be situated within the converted basement. Due to the applicant property sited to the end of Totnes Road close to the Metrolink line and Fallowfield Loop, the lightwell with surrounding metal railings would not be easily visible. As such, it would not produce any adverse implications to those properties along Totnes Road. The insertion of the metal railings over the void of the lightwell would protect the safety of visitors and the applicants and is therefore appropriate in terms of amenity implications.

Elevational alterations:

Elevational alterations within the gable elevation would include the change of the shape of the 2nd floor window and the insertion of 3no. windows and 1no. door within the existing two storey outrigger. Due to the property's location against the Fallowfield Loop and Metrolink, the windows would not face the direction of any neighbouring properties and would instead look onto the Fallowfield Loop. The windows and doors may give rise to increased overlooking from passers-by utilising the public footpath, however this design has been brought forwards by the applicant and the brick boundary treatment would help mitigate opportunities for overlooking.

Elevational alterations within the rear elevation would include a new grey window within the rear elevation of the host property and the insertion of bi-folding doors within the rear elevation of the outrigger. Given the windows would be at ground floor level and the distance retained to the properties to the rear along Sidbury Road, the windows would not give rise to adverse visual implications in the form of overlooking.

Pergola:

As the pergola would be an open timber structure and would be sited in a hidden position between the two storey outrigger and north eastern boundary of the site, it would not give rise to any adverse implications in terms of visual/ residential amenity.

Raised terrace and installation of 2.5 metre timber fence privacy screen:

The raised terrace is considered appropriate to allow the applicant's access from the proposed rear bi-folding doors into the rear garden. Due to the height of the raised terrace, the agent proposed a fence measuring 2.5 metres from ground floor level to ensure there is no opportunity for overlooking when the applicants utilise the proposed terrace. The 2.5 metre height fence is considered sufficient to ensure overlooking is not possible so protecting the privacy of the adjoining property. A condition ensuring the boundary treatment is installed as per the plans would be added to any approval granted to ensure the privacy of the neighbour is retained.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity. As such, the proposal is considered pursuant to Policy DC1 of the UDP, Core Strategy policies DM1 and SP1, Places for Everyone JP-S1 and provisions within the NPPF.

Design and Appearance

Conversion of basement:

The basement conversion would not include any extensions to the property. The design of the conversion is considered appropriate. The conversion would allow the lower ground floor to be used as additional living space for the family. As such, the proposal is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Installation of rear dormer:

The rear dormer respects the shape of the existing property and is considered acceptable. The dormer would be similar to numerous dormers in the immediate area and a similar structure could have been obtained through the route of Permitted Development.

Installation of rooflights:

The insertion of 3 no. rooflights are considered acceptable and it is noted they could be achieved through the route of Permitted Development. As such, no issues in terms of design and appearance would arise.

Creation of a lightwell to the front:

The minimal alteration to allow an increased level of light into the basement would be covered by metal railings. This is considered acceptable to protect pedestrian safety. The creation of a lightwell in connection with a basement conversion would follow the existing precedent within the streetscene, as seen at no.3 Totnes Road.

Elevational alterations:

The elevational alterations are considered acceptable in size and form, and have been designed away from the shared boundary with no.14 Totnes Road, pursuant to Policy DC1

of the UDP. It is noted that the elevational alterations proposed could have been achieved through the route of Permitted Development.

Pergola:

The pergola would cover the area to the side of the existing two storey outrigger to the north eastern boundary of the site. As such, it has been positioned away from the boundary with the adjoining neighbour to mitigate residential amenity harm. The height of the pergola measuring 3.3 metres would be considered appropriate and not excessively large, pursuant to Policy DC1.2 of the UDP.

Raised terrace and installation of 2.5 metre timber fence privacy screen:

As the raised terrace exceeds a height of more than 0.3 metres, it cannot be achieved through the route of Permitted Development. However, given the insertion of a section of 2.5 metre timber fence privacy screen, the proposed height of the raised terrace is considered acceptable in size and form. Therefore, this element is considered pursuant to Policy DC1 of the UDP.

Materials to be used throughout the proposal would include:

- Grey powder coated aluminum framed windows, door, bi-folding door and roof lights,
- Hanging slate tiles on dormer to match existing,
- Metal railings for fire escape lightwell,
- Timber pergola- solid timber, square edge rafter rails and posts in larch, slotted connections with recessed stainless steel bolts,
- Timber fencing,
- Metal handrails with glass infill,
- Raised terrace- silver grey slabs 200 x 600mm laid in stretcher bond, matching garneted to raiser and going of steps, perimeter walls of patio faced in red brick to match existing.

All the materials chosen are considered acceptable in material, finish and colouration and a materials 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, UDP Policy DC1 and in general the design is considered acceptable.

Flood Risk Management pre commencement condition

The MCC Flood Risk Management Team were consulted on the application and reviewed the provided Flood Risk Assessment (FRA) and as this has previously been approved under application no. CDN/24/0198, the Team had no further comments to make.

The Team recommended the submitted FRA (ref: 1017 A, dated: February 2024) is referenced within the decision notice and a condition to this effect would be attached to any approval granted.

Car Parking

Car parking provision would not be impacted by the proposal.

Bin Storage

No change to bin store arrangements would occur.

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, additional information has been supplied to address concerns, and appropriate conditions have been attached to the 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:

-Drawing- Proposed- Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 17 June 2024.

-Application Form, stamped as received by the City Council as Local Planning Authority on 2 July 2024.

-Flood Risk Assessment (date February 2024), numbered 1017 Revision A, stamped as received by the City Council as Local Planning Authority on 23 July 2024.

-Correspondence- Confirmation of Materials and Confirmation to Amended Description, stamped as received by the City Council as Local Planning Authority on 31 July 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) 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) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed- Plans and Elevations' and 'Correspondence- Confirmation of Materials and Confirmation to Amended Description', 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.

5) Prior to the first use of the development hereby approved the privacy screen against the boundary with no.14 Totnes Road shall be implemented in accordance with the approved plans 'Drawing- Proposed- Plans and Elevations', stamped as received by the City Council as Local Planning Authority on 17 June 2024, and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

6) The development shall be implemented in accordance with 'Flood Risk Assessment (date February 2024), numbered 1017 Revision A', stamped as received by the City Council as Local Planning Authority on 23 July 2024.

Reason- To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Transport For Greater Manchester

11 Sidbury Road, Manchester, M21 8XN
9 Sidbury Road, Manchester, M21 8XN
15 Totnes Road, Manchester, M21 8XF
14 Totnes Road, Manchester, M21 8XF
13 Totnes Road, Manchester, M21 8XF
12 Totnes Road, Manchester, M21 8XF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA