

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138335/FH/2023
Date registered valid: 27 October 2023
Proposal: Erection of a two storey side and part single/part two storey rear extension to form additional living accommodation
Address: 38 Holwood Drive, Manchester, M16 8WS
Ward(s): Whalley Range Ward

Applicant: Jay + Stephen Swali
Agent (if any): Mr Kieran Hibbs kieranhibbsarchitecture
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 21 December 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 November 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 November 2023 Expired: 27 November 2023

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 38 Holwood Drive within the south Manchester ward of Whalley Range. The application site relates to a two storey, semi-detached, red brick inter-war period property with circular bay windows sitting at the head of the cul-de-sac of Holwood Drive. Amenity space to the front of the property consists of an off street driveway, flat roof garage and amenity space to the rear is spacious in nature due to the splayed plot in the form of a rear garden. The property benefits from a single storey rear outrigger.

Description of development

The submitted application seeks planning permission for the erection of a two storey side and part single/part two storey rear extension to form additional living accommodation.

The two storey side extension is staggered and is set back 1 metre from the primary elevation of the property and then after a 3.3 metre distance, the side extension increases in width, to reflect the constraints of the site. As such, at the largest point, the two storey side extension would have approximate dimensions of Height: 8.2 x Length: 7x Width: 4.5 metres.

The part single storey extension would again be staggered, with a projection of 3 metres against the common boundary with the adjoining neighbour and then increase in length by 1 metre 3.3 metres away from the boundary. The part two storey rear extension would be set 3.3 metres from the shared boundary. At the largest point, the rear extension would have approximate dimensions of Height: 6.5 x Length: 4 x Width: 10 metres.

The proposal would involve the insertion of four windows within the front elevation, a window and door within the side elevation, two Juliet balconies, a window and four sets of doors within the rear elevation, and a roof light within the single storey rear extension element.

Materials to be used throughout the proposal would include brick and white render walls, roof tiles to match existing and anthracite windows and doors. No specification of the render on the walls was provided during the course of the application.

Amended Plans

Plans have been amended from those originally submitted. The proposed side extension was considered contrary to Policy DC1.4 of the UDP. The proposal would change the appearance of the dwellinghouse- from having one set of bay windows to two sets and was therefore not considered to create a subservient feature at the property. The proposal was amended to present a greater sense of subserviency and set back at the property. Further, the dimensions of the rear extension increased slightly. The amount of render within the proposal was also reduced. A 7 day re-notification period was undertaken to notify neighbours of the changes.

Planning History

No planning history exists for this property.

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

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The submitted development application is for erection of a two storey side and part single/part two storey rear extension to form additional living accommodation. 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

Two storey side extension:

Due to the splayed nature of the plot and the angle of the existing property, the proposed extension would face the direction of the neighbour's single storey rear extension- no.36 Holwood Drive. Given the staggered building line of the proposed extension and given the extension would be sited 1.4 metres from the shared boundary with no.36 Holwood Drive, impacts are considered to be of an acceptable level. Due to the neighbour's single storey rear extension, the proposal would not be considered overbearing to the neighbour's amenity space as it is covered by the extension. Plans indicate the first floor bathroom and en-suite window would be obscure glazed and as such, it would not give rise to any adverse privacy implications. The windows would be conditioned as such within the decision notice of any approval granted. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent. Due to the orientation of the properties, the neighbour is not considered to be negatively impacted by loss of light from the proposed two storey side extension.

Part single, part two storey rear extension:

The rear extension would be sited extremely close to the shared boundary with no.40 Holwood Drive. However, the form of the rear extension is considered to be sympathetic to the neighbour. At ground floor level, the projection would extend as the extension moves away from the boundary, alleviating any overbearing impacts. Given the neighbour benefits from an existing single storey conservatory, the rear extension would not extend forward further than the neighbour's built form and as such would not give rise to any overbearing impacts. On the first floor, the built form has been pulled away from the adjoining neighbour by 3.3 metres. Although the built form would extend up to 4 metres in length, given the built form is set substantially away from the neighbour, any opportunity for a terracing impact would be reduced. Again, the first floor element would not extend further forward than the neighbour's single storey extension. The splayed nature of the proposal is considered to help minimise impacts to the neighbour.

The rear extension would be sited 5.3 metres from the common boundary with no.36 Holwood Drive. The existing garage at the site would be removed as a result of the proposal. Due to the splayed nature of the site and distance from the shared boundary, it is not considered to form

an overbearing feature for the enjoyment of the neighbour's rear amenity space. No windows, unless obscure glazed, would look onto the neighbour's rear amenity space.

Due to the 16 metre distance from the rear building line of the proposal to the rear boundary line of the site, neighbours to the rear would not be negatively affected by the proposal.

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

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. Original plans raised concern as no level of subserviency was shown as the plans showed an additional set of bay windows and a roof height of the proposal which would match the host property. This is not considered to create a decent level of subserviency and negatively altered the form and appearance of the property. The amended scheme staggering the built form ensures the proposal is viewed as a subservient feature. As such, the form of this element is considered acceptable, pursuant to Policy DC1.4 of the UDP.

Part single, part two storey rear extension:

At the largest point, the rear extension would have a projection of 4 metres. Whilst the projection exceeds the projection specified under Policy DC1.3 of the UDP, Permitted Development rights allow extensions larger in size. Given the proposal sits within a splayed plot and harm is minimised by reducing the amount of built form against neighbouring properties, the size and form of the rear extension is considered to relate positively to the context and is therefore appropriate in size and form.

Materials:

Whilst some materials were provided during the course of the application, no further information was provided in relation to the render to be used. As such, a condition would be attached to any approval granted requesting a full schedule of materials for consideration. This is considered acceptable.

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

Whilst the existing garage would be removed as a result of the proposal, space would still be retained for a car to be parked off street. This is considered acceptable.

Bin Storage

No changes would occur to bin store arrangements.

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 and the amended design is considered to overcome issues raised.

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 an amended scheme considered to overcome concerns provided. 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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 16 October 2023.

-Drawing- Proposed- Floor Plan, numbered 101 REV H, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

-Drawing- Proposed- Elevation (Front), numbered 102 REV L, stamped as received by the City Council as Local Planning Authority on 13 December 2023.

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 and en-suite window as shown on the approved 'Drawing- Proposed- Floor Plan, numbered 101 REV H', stamped as received by the City Council as Local Planning Authority on 11 December 2023, 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) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

119 Kingsbrook Road, Manchester, M16 8NY
115 Kingsbrook Road, Manchester, M16 8NY
121 Kingsbrook Road, Manchester, M16 8NY
117 Kingsbrook Road, Manchester, M16 8NY
40 Holwood Drive, Manchester, M16 8WS
36 Holwood Drive, Manchester, M16 8WS
34 Holwood Drive, Manchester, M16 8WS
32 Holwood Drive, Manchester, M16 8WS
30 Holwood Drive, Manchester, M16 8WS
28 Holwood Drive, Manchester, M16 8WS
26 Holwood Drive, Manchester, M16 8WS

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA