MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139345/FH/2024
Date registered valid:	22 February 2024
Proposal:	Erection of part single, part two storey side and single storey rear extension to provide additional living accommodation.
Address:	241 Woodlands Road, Manchester, M8 0GH
Ward(s):	Crumpsall Ward
Applicant:	Mr K K
Agent (if any):	Mr Sheer Karim, KK Design Solution
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18 April 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 6 March 2024

Standard consultations:
Printed: 9 April 2024 Expired: 16 April 2024

Neighbour notifications
Printed: 9 April 2024 Expired: 16 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 241 Woodlands Road within the ward of Crumpsall in north Manchester. The application site relates to an end-terraced, two storey, dark brick dwellinghouse sited close to the junction of Woodlands Road/Frome Drive. Due to the site's corner plot, the site benefits from amenity space to the front, side and rear of the property bounded by timber fencing. An off street parking space and garage is accessible from Frome Drive and the property benefits from a single storey side extension (see planning reference: F09610).

The surrounding context is mainly residential in nature, except the industrial units to the east of the applicant site along Hazelbottom Road.

Description of development

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

The part single storey side extension would align with the primary elevation of the host property and have approximate dimensions of Height: 3.5 x Length: 7.5 x Width: 4.8 metres. The part

two storey side extension would have a slight set back from the primary elevation of the host property and have approximate dimensions of Height: 7 x Length: 7 x Width: 4.8 metres.

The single storey rear extension would extend the width of both the host property and proposed side extension, with approximate dimensions of Height: 3.8 x Length: 3 x Width: 9.9 metres.

The proposal would involve the insertion of two windows within the front elevation, a set of doors and three windows within the side elevation and four windows and a door within the rear elevation, and two skylights within the roof plane of the rear extension.

Materials to be used would match those within the host property.

Amended Plans

Plans were amended following concerns with the original scheme. The original scheme sought consent for additional built form at first floor level, spanning the width of both the host property and side extension. Given the constrained relationship with the adjoining semi and the neighbouring property to the rear, additional built form beyond the applicant site's existing rear building line was not considered approvable. As such, the additional built form at first floor level to the rear was removed and the description of development for the scheme changed accordingly.

Further, the form of the two storey side extension was amended to increase the level of subserviency of the proposal at a prominent corner position. In addition, changes to the fenestration within the front elevation occurred, the agent confirmed no changes would occur to the existing off street parking space and inaccuracies within the proposed site plan were rectified during the course of the application.

Neighbours and consultees were re-notified accordingly.

Planning History

F09610- Kitchen extension side of dwellinghouse.
Approved 28 November 1978.

Consultations & Notification Responses

Local Residents

Local residents were consulted and three responses were received (all from the same neighbour).
Two responses were received from the initial consultation period and the following issues were raised:
-The neighbour stated that whilst they were comfortable with development at ground floor level, concern was raised with the first floor development.
-Obstruction of natural sunlight from the proposed first floor extension to the rear and side.
-Adverse privacy implications from the first floor rear extension
-The first floor rear extension would hinder the neighbour's ability to enjoy their private amenity space and would create an overbearing feature.

A further response was received following the re-notification period of the application and the following concerns were discussed:
-Neighbour expressed uncertainty about which elements had been amended within the revised plans.
-Neighbour stated that if the amended scheme does not adversely affect their property, they would have no objection to the proposal.

Environmental Health

Environmental Health were consulted on the application and requested the following condition be attached to the decision notice of any approval granted:
CONSTRUCTION HOURS
Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
●Monday - Friday: 7.30am - 6pm
●Saturday: 8.30am - 2pm
●Sunday / Bank holidays: No work

Environmental Health requested the same condition be placed on any approval granted during the re-notification period of the application.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
a) an economic objective
b) a social objective and
c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:
i. Chapter 8. Promoting healthy and safe communities.
ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance

are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:
a. The general character of the property;
b. The effect upon the amenity of the neighbouring occupiers;
c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
d. The overall appearance of the proposal in the a street scene;
e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:
a. rearward extensions greater than 3.65m (12 ft) in length;
b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
c. 2-storey extensions to terraced properties which occupy the full width of the house;
d. flat roofed extensions to bungalows;
e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:
a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.
As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE 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 part single, part two storey side and single storey rear extension to provide 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

Part single, part two storey side extension:
The side extension would have a slight setback at first floor level of 0.7 metres and lowered roof than that of the host property. The side extension would be set 3.6 metres from the northern boundary of the site against the boundary with Frome Drive. Given the approximate 22 metre gap between the side of the proposal and the side elevation of the neighbouring property to the north, no.239 Woodlands Road, the side extension is not considered to create an overbearing feature to the neighbouring property. The fenestration to be installed within the side elevation of the host property is not considered to give rise to any adverse privacy implications given the distance to no.239 Woodlands Road and would provide natural surveillance to the side of the

applicant site. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

The applicant property has an unfortunate relationship with the neighbouring property to the rear no.2 Frome Drive. Given the built form to the side does not come forwards of the rear building line than is currently the case, the side extension is not considered overbearing to no.2 Frome Drive. The bedroom 3 window to the rear is marked as being obscure glazed, to ensure the front amenity space of no.2 is not overlooked as a result of the proposal. This is considered acceptable to overcome privacy issues and would be conditioned to be top opening and obscure glazed only, to mitigate adverse privacy implications to no.2 Frome Drive.

Single storey rear extension:
The single storey rear extension would extend the width of both the extension and host property with a projection of 3 metres. The revised scheme involved the removal of the rear extension at first floor level which was considered to give rise to undue harm to the adjoining semi no.243 and the neighbour to the rear no.2 Frome Drive.

As a result of the proposal, the rear extension at ground floor level would be sited against the shared boundary of no.243 and run along for 3 metres, leaving a 3.2 metre gap to the rear boundary line. The adjoining neighbour would feel additional built form against the boundary, with built form encompassing much of the shared boundary due to the applicant's existing garage. However, given the proposal has a small projection, is only single storey and considering the fallback position of Permitted Development, the level of overbearing is not significant enough to warrant a refusal on the scheme. This neighbour would not be impacted by any loss of light implications from the rear extension given the orientation of the properties. No privacy implications would occur to this neighbour.

The applicant property has an unfortunate relationship with the neighbouring property to the rear no.2 Frome Drive. The original part two storey rear extension was considered to create an overbearing feature to no.2 Frome Drive's front amenity space. However, given the proposal to the rear would be a single storey level only, and no.2 already feels the built form of the garage of the applicant site, this neighbour would not be impacted by the proposal.

A WC window is proposed in the rear elevation of the single storey rear extension and would be conditioned within any approval granted as being obscure glazed and top opening only, to protect the privacy of the applicant property.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

Part single, part 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. The proposal shows a setback of 0.7 metres from the primary elevation, a roof lower than the host property and the proposal retains a 3.6 metre gap to the northern boundary of the site. As such, the proposed side extension is considered to create a subservient feature at the site, pursuant to Policy DC1.4 of the UDP.

The proposal is not considered to impact the building lines of the site and ensures a sense of openness to the junction of Woodlands Road/Frome Drive. As such, the form of this element is considered acceptable, pursuant to Policy DC1.4 of the UDP.

Single storey rear extension:
The rear extension would have a projection of 3 metres and as such be pursuant to Policy DC1.3 of the UDP whereby the maximum rear projection is specified as 3.65 metres. Although it is acknowledged the extension to the rear would result in only a 3.2 metre gap to the rear boundary line, it is important to consider the 3 metre extension that could be achieved under the route of Permitted Development. As such, the form of the rear extension, limited to one storey only, is considered appropriate.

Materials:
Materials to be used would match that of the host property and therefore respond positively to the existing materials of the applicant site. This is considered acceptable 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 and in general the design is considered acceptable.

Neighbour Objections

The following neighbour concerns were received in relation to the original scheme submitted as part of the application:
-The neighbour stated that whilst they were comfortable with development at ground floor level, concern was raised with the first floor development.
-Obstruction of natural sunlight from the proposed first floor extension to the rear and side.
-Adverse privacy implications from the first floor rear extension
-The first floor rear extension would hinder the neighbour's ability to enjoy their private amenity space and would create an overbearing feature.

As the proposal was amended to remove the built form to the rear at first floor level, the neighbour concerns are considered to be mitigated against and therefore overcome. A further assessment of visual/residential amenity can be found in the report previously.

Car Parking

No change to car parking arrangements would occur as a result of the proposal. The proposed site plan confirms this would be the case.

Bin Storage

Space would still remain for bins to be stored within the curtilage of the property.

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. The revised scheme is considered to overcome the initial concerns 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 polices 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 a revised scheme considered to overcome harm has been 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 22 February 2024.
-Drawing- Proposed- Elevations, numbered PE7/241/24, stamped as received by the City Council as Local Planning Authority on 5 April 2024.
-Drawing- Proposed- Floor Plans, numbered PG2/241/24, stamped as received by the City Council as Local Planning Authority on 5 April 2024.
-Drawing- Site Plan- Proposed, numbered S06/241/24 REV 3, stamped as received by the City Council as Local Planning Authority on 12 April 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the ground floor WC window and bedroom 3 rear elevation window as shown within the approved ‘Drawing- Proposed- Floor Plans, numbered PG2/241/24’, stamped as received by the City Council as Local Planning Authority on 5 April 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.

In addition, the windows shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

198 Woodlands Road, Cheetham, Manchester, M8 0QH
243 Woodlands Road, Cheetham, Manchester, M8 0GH
202 Woodlands Road, Cheetham, Manchester, M8 0QH
200 Woodlands Road, Cheetham, Manchester, M8 0QH
239 Woodlands Road, Cheetham, Manchester, M8 0GH
237 Woodlands Road, Cheetham, Manchester, M8 0GH
16 Frome Drive, Manchester, M8 0GA
6 Frome Drive, Manchester, M8 0GA
14 Frome Drive, Manchester, M8 0GA
12 Frome Drive, Manchester, M8 0GA
10 Frome Drive, Manchester, M8 0GA
8 Frome Drive, Manchester, M8 0GA
4 Frome Drive, Manchester, M8 0GA
2 Frome Drive, Manchester, M8 0GA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA