

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139626/FH/2024

Date registered valid: 26 March 2024

Proposal: Erection of single storey rear extension following demolition of existing rear conservatory and outrigger, and conversion of existing garage to a games room

Address: 12 Caxton Road, Manchester, M14 6FF

Ward(s): Fallowfield Ward

Applicant: Mr Akar Azad Mustafa

Agent (if any): Mr Yaqoob Malik Footprint Design Ltd

Case officer: Jake Walther
Tel: 0161 234 1625
Email: jake.walther@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **13/05/2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08/05/2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 April 2024 Expired: 30 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

The application relates to a two-storey 1930's semidetached class C3 dwellinghouse built from red brick and black roof tiles with detailing on the bay window and arches. The property features a garage, hardstanding for 1no. vehicle parking and a small, landscaped area to the front with a garden to the rear.



Figure 1. Front View of the Property.



Figure 2. Rear view/Development area.

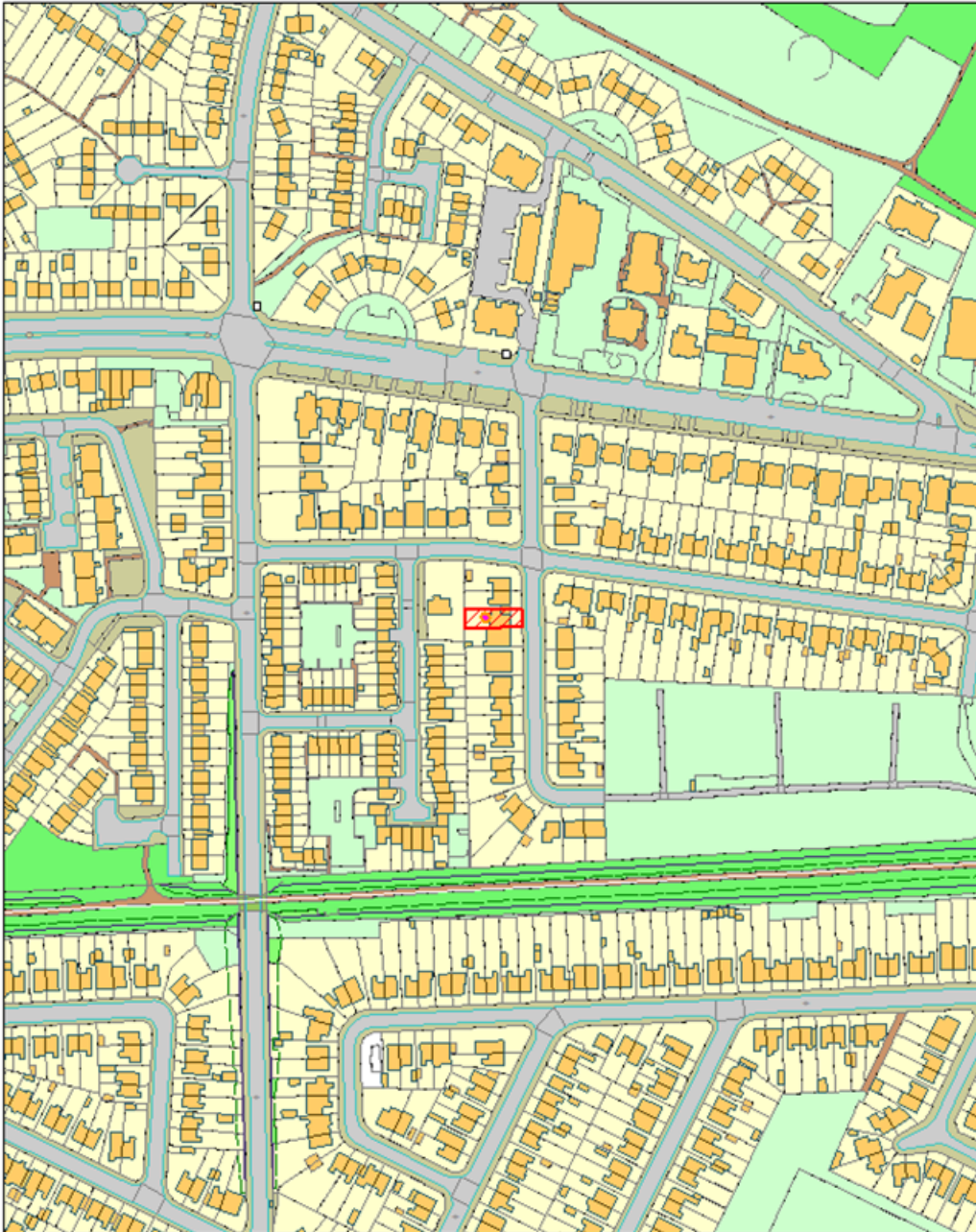
Listed building: Not applicable

Conservation area: Not applicable

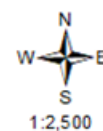
Tree Preservation Order: Not applicable

Description of area

Caxton Road is a residential cul-de-sac off Wilbraham Road situated in the Fallowfield Ward of Manchester. The area is predominantly residential in terms of its character, consisting of mostly semi-detached and detached two storey dwellings. The property benefits from its proximity to Fallowfield Allotments, Platt Fields Park, St Kentigern's Primary School, the Fallowfield Loop, and shops and services on Wilmslow Road.



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Description of development

The applicant is seeking permission for the erection of a single storey rear extension following the demolition of existing outrigger and conservatory as well as the conversion of the existing garage to living accommodation and associated elevation alterations.

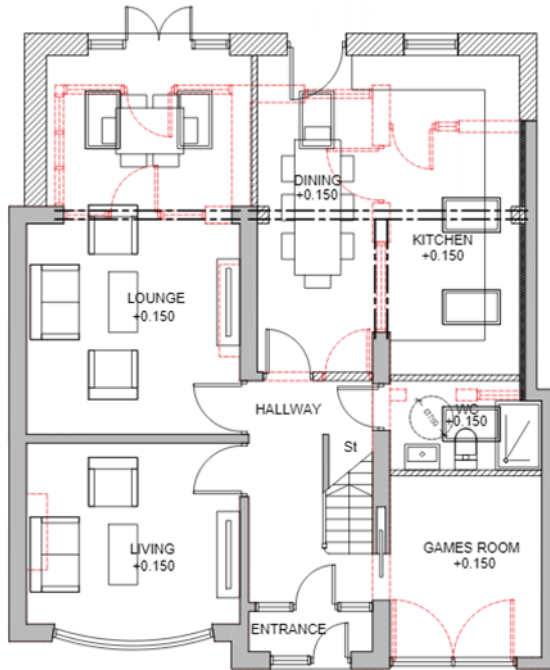


Figure 5. Proposed floor plan.

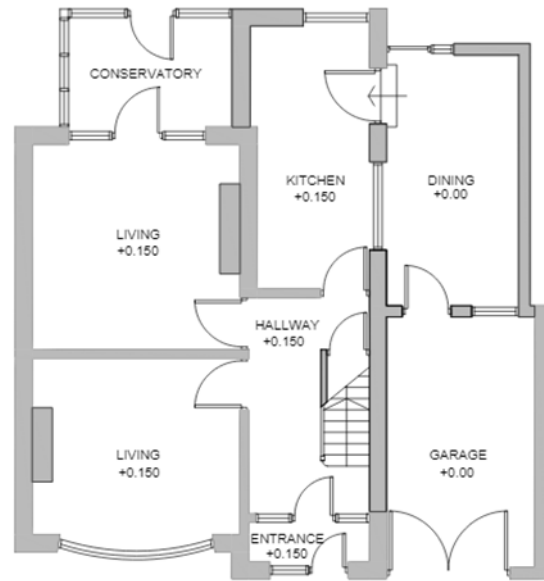


Figure 4. Existing floor plan.



Figure 6. Existing Elevations.

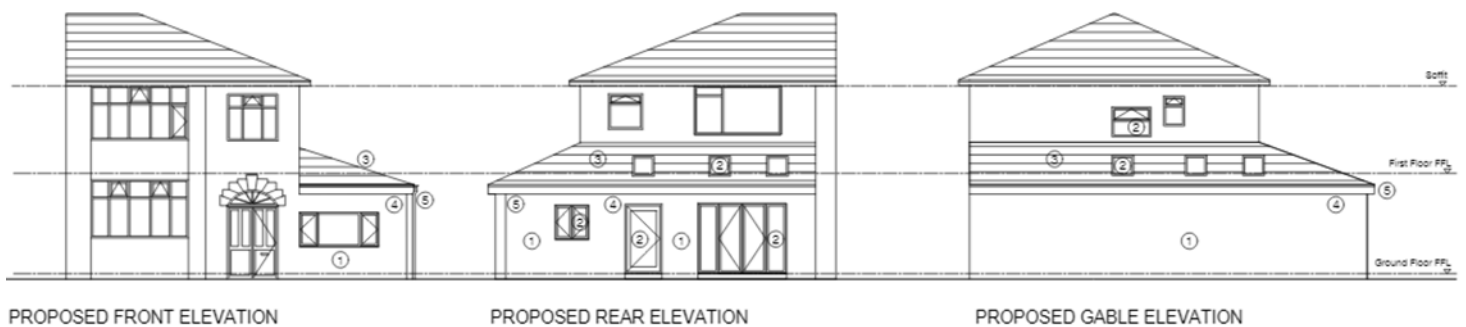


Figure 3. Proposed Elevations.

Consultations & Notification Responses

As per appendix 1, neighbours of surrounding properties were consulted. No comments or objections were made in relation to this application.

Policy

The Manchester Core Strategy Development Plan Document 2012-2027 - The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and forms the framework that planning

applications are assessed against. We consider the following Core Strategy Policies relevant to this proposal.

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste

Extant Unitary Development Plan (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy is still considered relevant to this proposal.

- DC1 - Residential Extensions

Places for Everyone

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 following policies are relevant:

- S1- Sustainable development
- S2 – Carbon and energy
- S5 – Flood risk and the water environment

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):

- an economic objective
- a social objective and
- an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- Chapter 8. Promoting healthy and safe communities.
- Chapter 12. Achieving well-designed and beautiful 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 single storey rear extension and converting an existing garage 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.

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application. The proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Sitting, Scale and Mass

The proposed rear extension would be single storey with a hipped roof and 6no. skylights, the rear will feature 2no. glazed doors and 1no. uPVC windows while the front will feature 1no. uPVC window. The proposed rear extension will project out by 3000mm and will span 8900mm in line with the existing single storey side portion of the house. There will be a gap of 550mm between the boundary with the adjoining property. The roof will have a maximum height of 3650mm sloping down to 2450mm at the sides and rear.

The use of a hipped roof ensures that both the neighbouring and adjoining properties do not have an overbearing presence added to the boundary as the side elevations have a height of just 2450mm.

Although the proposed extension is reasonably large in terms of its width, it is only incrementally larger than the existing rear outrigger and conservatory, it is considered that scale and mass of the proposal is satisfactory as it would not result in 'excessively large or bulky' additions to the property. The proposal therefore is considered to accord with the principles for residential extensions set out in the carried forward policies DC1 and DM1 of the UDP and EN1 of the Core Strategy.

Design and Visual Amenity

The proposed elevation alterations include a new front facing window and a change from a flat roof to a hipped roof on the existing side addition of the property, these are not considered to have a detrimental impact on the character of the area as most of the properties in this area have hipped roofs and the proposed front window is in a similar style to the rest of the property.

The proposed single storey rear extension would feature a hipped roof, the materials used would be brickwork, black roof tiles and white uPVC windows and doors to match the existing dwellinghouse. The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Moreover, its use of matching materials should provide a blended appearance with the host dwellinghouse, thus ensuring that it does not form a prominent visual feature. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

Residential Amenity

The rear addition will project back by 3000mm with a height of 2450mm, it is considered that the proposal would not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. The proposed use of a hipped roof helps to tie in the existing side extension to the new rear extension better without creating an overbearing impact upon the residential amenities of surrounding properties or the character of the street scene.

The elevation alterations include the change of an existing garage door to a window on the front side of the property. Given that there is already existing glazed windows on the ground floor on this wall, it is not anticipated that the change from a garage door to a window will cause any privacy issues for the residents or neighbours.

In addition, no objections have been received in response to the application.

The proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Car Parking

No change to parking arrangements would occur as a result of the proposal.

Waste Storage

The current waste storage arrangements would be unaffected by this proposal.

Conclusion

Given the above issues, it is considered that the proposed single storey rear extension and garage conversion is acceptable in terms of principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as 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. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. 3-year time limit:

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. Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a. Drawing - Location Plan - 26 March 2024 – Drawing number – A114_L(00)001
- b. Drawing –Proposed Plans and Elevations 26 March 2024 – Drawing number - A114_L(00)004

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

3. Specified materials:

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM1, SP1 and EN1 of the Core Strategy.

4. Additional glazing restriction:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no additional glazing, windows, or doors, other than those shown on the approved plans, shall be inserted at the property unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring residences, pursuant to policy DM 1 of the Core Strategy for the City of Manchester and saved policy DC1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

16 Caxton Road, Manchester, M14 6FF
43 Whitebrook Road, Manchester, M14 6EF
14 Caxton Road, Manchester, M14 6FF
3 Croasdale Avenue, Manchester, M14 6GU
9 Caxton Road, Manchester, M14 6FE
7 Caxton Road, Manchester, M14 6FE
8 Caxton Road, Manchester, M14 6FF
41 Whitebrook Road, Manchester, M14 6EH
10 Caxton Road, Manchester, M14 6FF
1 Croasdale Avenue, Manchester, M14 6GU

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