

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139859/FH/2024

Date registered valid: 19 April 2024

Proposal: Erection of part single, part two storey side extension, front porch, single storey rear extension and installation of rear dormer

Address: 8 Shawdene Road, Manchester, M22 4BU

Ward(s): Northenden Ward

Applicant: Mohammed Asim Qayyum

Agent (if any): Mr Farhan Rama, Archirama Ltd

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 June 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 May 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 April 2024 Expired: 17 May 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a large two-storey detached C3 dwellinghouse of brownish red brick with a hipped roof and a catslide element over a single storey integral garage to the side. The generous plot includes a driveway and front and rear gardens. Boundary treatment consists of close boarded timber fences around the side and rear boundaries, albeit with the exception of the side wall of the car port.



Unauthorised works to the front boundary wall have been undertaken, the agent has been made aware that these alterations are not permitted development, nor would supported under full planning permission.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Shawdene Road is residential in nature and comprises of large detached and semi-detached dwellinghouses with generous garden plots of a similar character, located within the Northenden ward. The area benefits from its proximity to the district centre, Wythenshawe Park and the M56 motorway.

Description of development

The proposal seeks permission for the erection of a part single storey, part two storey side extension, single storey rear extension and rear dormer window.

Internally the proposal would create a garage, utility room, open plan kitchen/dining/living room at ground floor, additional principle bedroom with ensuite at first floor and additional habitable room at second floor level.

Fenestration is proposed in the front and elevations only. A single GF access door is proposed to the north facing side elevation.

Proposed materials would match existing.

Consultations & Notification Responses

Local responses

Two letters of representation were received from local residents raising the following concerns, which will be addressed in the appraisal.

Material planning considerations – addressed in amenity chapters

- Parking provision on site should be increased, due to existing problems on Shawdene Road
- Proximity of development to boundaries
- Dormer window and Juliette balcony will create overlooking and overshadowing impact

Not material planning considerations – addressed in other matters

- Party wall considerations – *this is a private civil matter.*
- Hedgerow removal – *Hedgerows are afforded no protection and can be removed at the owner's discretion.*
- Damage to property and trespass – *this is a private civil matter.*
- Burning of waste materials & pollution
- Antisocial working hours and noise
- Quality of workmanship of existing development

Consultee responses

None

Relevant Planning History

At the application site –
None

At 10 Shawdene Road –

129322/FH/2021 – Erection of a single storey rear extension and a part single/part two storey side extension to form additional living accommodation. Approved 07.04.2021.

At 12 Shawdene Road –

123058/FH/2019 – Erection of a two storey side extension and single storey rear extension to form additional living accommodation. Approved 26.06.2019.

122131/FH/2018 – Erection of two storey side extension including front and rear elevational alterations. Refused 07.02.2019.

History of negotiations

The planning officer requested that the two storey side extension was set back and down from the original property to aid its subservience, omit the proposed render and proceed with matching brickwork and remove black UPVC fenestration. The agent submitted revised plans by the 13/06/2024, showing these amendments.

Local Planning Policies

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 PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-S1 – Sustainable Development

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management

SP 1 – Spatial Principles (partially superseded by PfE)

EN 1 – Design Principles and Strategic Character Areas

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The NPPF (2023) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of building a part single, part two-storey side, single storey rear extension and rear dormer window to provide additional living space for a C3 dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Impact on visual amenity and the streetscene:

The proposed part single storey, part two storey element would be sited to the northern side of the application property. This element would replace the existing integral garage and carport extension. The proposed side extension would run 12.66m in overall length including the single storey rear element and project 2.25m to the side, leaving a gap of 1.0m to the boundary shared with No.6 Shawdene Road due north. This element has been amended to achieve a set back from the principal elevation by 675mm at first floor level and have a slight forward projection of 563mm at ground floor level. The side extension would accommodate a hipped roof set down from the original property and matching eaves height, the single storey element would feature a lean to roof form set below fenestration at first floor.

The proposed scale and design of this revised element is considered subservient to the host property. In addition, due to the orientation and arrangement of the application property and neighbouring properties, the addition of a two storey side extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly as similar two storey side extensions are evident in the immediate streetscene including neighbouring No's 10, 12 and 14. Hence, the character of the area, which has already seen many additions and alterations of a similar nature, should not be negatively impacted by the proposed works at No.8.

The proposed single storey rear extension would span the full width of the extended dwelling (14.15m) and project 5.0m from the original rear elevation of the host property. This element would accommodate a flat roof with parapet detail, measuring 3.2m in maximum height. Large bifold doors and a glazed feature are proposed in the rear elevation only. This element given the siting to the rear, would not be visible within the street scene or public realm and, as such, the proposal should not cause significant visual harm to the character of the dwellinghouse and its surrounding area.

The footprint of the proposal is not considered to create a bulky or disproportionately scaled addition to the property with the proposed extension being understood as being subservient to the host dwellinghouse. Furthermore, given the siting to the rear the majority of the extension would not be visible within the street scene or public realm and, as such, the proposal should not cause significant visual harm to the character of the dwellinghouse and its surrounding area.

The rear dormer is proposed as a flat roof construction and will be in matching materials being of a hung tile construction. Whilst there are limited examples dormer windows in the locality, the proposed dormer is considered acceptable on balance as it is not readily viewed from within the street scene, given that it is suitably inset from the sides and does not exceed the ridge of the existing and additional roofscape.

The proposed front porch would measure 1.0m in depth by 2.7m in width and would accommodate a contemporary flat roof design. Whilst this proposed design is considered juxtaposing to the character of the original property it is acknowledged that this element is within the parameters of Permitted Development, therefore a legit PD fallback is considered to carry weight in this instance.

The proposed extensions would be constructed of materials to match the existing house, including red brickwork, grey concrete roof tiles and white uPVC windows/doors.

Due to the proposed scale and appropriate materials, it is not considered that it would significantly harm the visual amenity of the house nor area. The extensions are deemed subservient to the host dwelling and appropriately sited and scaled, Core Strategy policies DM1 and EN1, saved UDP policy DC1, as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Impact on residential amenity:

No.6 is the adjacent detached property due north, it is acknowledged that this property affords an existing large single storey rear extension, assumably constructed under permitted development. It is acknowledged that the proposed side extension would bring two storey development closer to the shared boundary with this neighbouring property, which features two small ground floor windows in its southern side elevation which could be overshadowed by the extension. However, given that 1.0m is to be retained between the nearest elevation of the extension and shared boundary, this potential impact is not considered detrimental. Furthermore, the narrow space between No.6 and the shared boundary is not considered useable amenity space and the neighbouring property affords a large west-facing garden, which would not be unduly overshadowed by the extension(s) given their siting and scale. The proposed single storey rear element would project approximately 1.0m from the extended rear building line of no.6, this is considered acceptable to negate overdominance and overshadowing concerns. Concern has been raised regarding the absence of details of the replacement boundary treatment following the demolition of the carport which partially formed the shared boundary between these properties. As such, a condition will be imposed requiring

details of the proposed replacement boundary treatment to be submitted to and approved in writing by the LPA before installation and occupation of the extensions.

No.10 is the adjacent neighbouring detached property due south. Given that the proposed single storey rear extension would be inset approximately 1.8m from the shared boundary with this property and would not 4m in height, it is considered that this element, despite its large projection of 5.0m should not cause issues associated with overshadowing, or loss of outlook as viewed from the neighbouring plot, nor should it introduce an overbearing presence into the area.

The proposed dormer window would afford windows in the rear elevation only with outlook over the applicants' own generous garden area. The dormer is also set in by a minimum of 4.7m from the shared boundaries between the application property and No.s 6 and 10 Shawdene Road. Given the set down from the ridge, and the set in from the party wall together with the set back from the edge of the eaves it is not considered that the proposed dormer extension would have a detrimental impact upon the residential amenity currently enjoyed by the neighbouring properties, as a result of overdominance, overshadowing or overlooking of the neighbouring properties.

Moreover, there are no windows proposed in the side elevations of the proposed extensions, hence the proposal is not considered to impact upon neighbouring occupiers' privacy, notwithstanding this, a condition will be applied removing PD rights for the insertion of any additional windows in the extensions.

Given the proposed scale and nature of the front extension sufficiently sited away from shared boundaries, this element is not considered to give rise to any residential amenity impacts.

It is considered that the proposed scale and design is acceptable in terms of its impacts upon residential amenity, the proposal therefore accords with policies SP1 and DM1 of the Core Strategy.

Highways:

Whist concern has been raised with regards to parking provision in a local representation and it is acknowledged that the existing carport will be removed, the proposal is considered acceptable in this instance due to two off-street car parking spaces being retained on site.

Other matters:

Concern has been raised in local responses regarding potential disruptions caused during the construction phase due to noise. The LPA duly note these concerns. This application would constitute a minor householder development which would not require a Construction Management Plan (CMP), notwithstanding this, construction working hours are controlled by separate Environmental Health legislation, which the applicant should abide by.

Concern has been raised in local responses regarding the burning of waste materials & pollution at the application site. The LPA duly note these concerns. This matter is covered by separate environmental legislation, outside the remit of planning.

Concern has been raised in local responses regarding the quality of workmanship of existing development at the application site. The LPA duly note these concerns and have notified the agent/applicant that works to the front boundary are unauthorised, reinstatement to the original boundary has been advised.

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, Places for Everyone Policies, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance negotiations took place with regards to the proposed materials and scale of the side extension. Amended plans were submitted showing matching materials and side extension reduced in scale to aid its subservience, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 drawings

The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed plans and elevations', numbered 'PL02B', stamped as received by the City Council as Local Planning Authority on the 13/06/2024.

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. Matching materials

The materials to be used on the external surfaces of the extensions 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 extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4. PD - No insertion of windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted in the development hereby approved, other than those expressly authorised by the granting of this planning permission.

Reason - In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

5. Boundary treatment

Notwithstanding the submitted details, prior to installation, a plan showing the replacement boundary treatment along the northern site boundary (area of carport demolition adjacent to no.6) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the type, position, design, dimensions and materials of the boundary treatment. The boundary treatment shall be implemented wholly in accordance with the approved details and retained thereafter.

Reason – In the interests of residential and visual amenity since any additions to the approved dwelling may adversely impact upon the neighbouring occupiers, pursuant to saved policy DC1 of the Unitary Development for the City of Manchester Policies DM1 and SP1 of the Manchester Core Strategy.

6. Flat Roof

The flat roof of the single storey rear extension hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

6 Shawdene Road, Manchester, M22 4BU
19 Gibwood Road, Manchester, M22 4BR
10 Shawdene Road, Manchester, M22 4BU
11 Shawdene Road, Manchester, M22 4BY
23 Gibwood Road, Manchester, M22 4BR
21 Gibwood Road, Manchester, M22 4BR
17 Gibwood Road, Manchester, M22 4BR
9 Shawdene Road, Manchester, M22 4BY
13 Shawdene Road, Manchester, M22 4BY

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