

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139292/FH/2024
Date registered valid: 16 February 2024
Proposal: Erection of two-storey side and rear extension to provide additional living accommodation
Address: 10 Frome Drive, Manchester, M8 0GA
Ward(s): Crumpsall Ward

Applicant: Mr Slamzaden
Agent (if any): Mr Kevin Foey
Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 12 April 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 14 March 2024

Standard consultations:

Printed: 28 February 2024 Expired: 20 March 2024

Neighbour notifications

Printed: 28 February 2024 Expired: 20 March 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

10 Frome Drive relates to a quasi-semi-detached property situated on the corner within a small narrow cul-de-sac. The property benefits from garden area to the front, side and rear, with boundary screening along the rear and side. The host property has been previously extended through a part-single, part-two storey rear extension.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property lies within a predominantly residential area of Cheetham in North Manchester. There is a significant level of land change, where the application property is set higher than those along the side/rear boundaries on Jehlum Close.

Description of development

This revised application seeks permission to erect a two-storey side and rear extension. The proposed two storey extension would project 3.0m from the original side elevation and run a length of 7.95m, sitting flush with the existing extended rear elevation. Fenestration is proposed at ground level to the front (obscure glazed), side and rear and in the front and rear elevations only at first floor level. A single access door is proposed in the ground floor front elevation. Proposed materials are to match existing.

Consultations & Notification Responses

Local responses

None

Consultee responses

Environmental Health – No objections.

Relevant Planning History

At the application site –

117356/FH/2017 – Erection of part single, part two storey rear extension to form additional living accommodation. Approved 17.10.2017 – *Implemented*.

History of negotiations

The planning officer requested that the proposed second front porch was omitted from the proposal, to achieve a subordinate design. As well as removing the two first floor side windows, to remove overlooking eastwards. Revised plans were received 12.4.24.

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.

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

SP1 – Spatial Principles
DM1 – Development Management 1
EN1 – Design Principles and Strategic Character Areas

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

DC1.1 - 1.6 – Residential Extensions

The relevant supplementary planning guidance documents for this application are:
The Guide to Development in Manchester SPD
Manchester Residential Quality Guidance March 2017

National Planning Policy Framework

The NPPF (Dec 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 4 – Decision-making
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of erecting a two-storey side/rear extension 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development's impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed extension would be sited to the side of the property, facing south east. It would project 3.0m from the original side elevation, with a length of 7.95m (set back of 2.4m from the original front of the property, sitting flush with the extended rear elevation of the host dwellinghouse), a hipped roof height of 6.5m (set 1.697m below the existing ridge) and an eaves height to match the existing. It is noted that the application property comprises a triangular plot with substantial side garden, a minimum separation distance of 700mm would be retained to the side boundary.

The proposed extension would be built of brickwork, roof tiles, fenestration to match the existing. At ground floor level, the extension would feature a singular access door and small window (obscure glazed to serve WC) to the front, two windows to the side and single window to the rear. At first-floor level, the extension would feature one window (obscure glazed to serve en-suite) to the front, and one window to the rear, with a blank side elevation.

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. Sited to the side of the property, elements of the proposal would be visible within the street scene and public realm. However, the proposal's use of matching materials should provide a

blended appearance with the host dwellinghouse, 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.

The proposal is understood as being subservient to the host dwellinghouse in terms of its dimensions (due to its reduced ridge height and adequate setback from the front of the property) and would avoid resulting in an 'excessively large or bulky' addition to the property. No terracing effect is considered given the context of the corner plot at the head of the cul-de-sac.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy and saved policy DC1 of the UDP, as well as chapter 12 of the NPPF. as their impact upon visual amenity is considered to be minor.

Impact on residential amenity:

The proposed extension would feature subservient dimensions and would be sited south east of the host dwellinghouse, as such, the proposal would be entirely screened from the adjoining terraced property no.12 negating any undue harm.

A separation distance of approximately 18m would be retained between nearest elevations of the development and properties sited south east along Jehlum Close, which would negate overbearing and overshadowing concerns south-eastwards. In terms of overlooking, the initial proposal has been amended to remove the first-floor windows, ensuring privacy of these neighbouring occupiers is not compromised as a result of the works.

No.8 is the adjacent terraced property sited directly to the front of the application property, to the southwest and set at a slightly lower land level. The proposed side extension would face directly upon the existing side elevation of this property, retaining a separation distance of approx. 8.5m. Whilst this close relationship with a blank elevation raises initial concerns concerning poor outlook for current and future occupants of the development, given that all windows proposed in the front elevation of the extension would be obscure glazed, this arrangement is considered acceptable on balance. With regards to overdominance and overshadowing impacts, given the sufficient setback from the front elevation (2.4m), subordinate scale and orientation of the development due north east of this neighbouring property, there are limited concerns considered.

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.

Waste storage:

The existing front porch extension has eliminated external access to the rear of the property, meaning refuse bins are currently stored to the front, the proposal would not alter this existing arrangement.

Highways:

The proposed development would not interfere with the existing parking provision on street, as such is considered acceptable in this regard.

Conclusion:

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon visual and residential amenity, waste 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 collaborated with the applicant in a positive and proactive manner. The LPA has assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone Joint Plan and other material considerations. No significant problems have arisen during the consideration of this application.

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 GROUND FLOOR PLAN', numbered '4 of 8', stamped as received by the City Council as Local Planning Authority on the 12th April 2024.
- 'PROPOSED FIRST FLOOR PLAN', numbered '5 of 8', stamped as received by the City Council as Local Planning Authority on the 12th April 2024.
- 'PROPOSED ELEVATIONS', numbered '6 of 8', stamped as received by the City Council as Local Planning Authority on the 12th April 2024.
- 'PROPOSED SECTION A-A', numbered '7 of 8', stamped as received by the City Council as Local Planning Authority on the 12th April 2024.
- 'PROPOSED ROOF PLAN', numbered '8 of 8', stamped as received by the City Council as Local Planning Authority on the 12th April 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 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 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. Obscure glazing

Before first occupation, the front facing ground and first floor windows as shown on the approved 'PROPOSED ELEVATIONS', numbered 6 of 8', stamped as received by the City Council as Local Planning Authority on 12 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.

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. 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

7 Jehlum Close, Manchester, M8 0GP
6 Frome Drive, Manchester, M8 0GA
18 Jehlum Close, Manchester, M8 0GP
16 Jehlum Close, Manchester, M8 0GP
9 Jehlum Close, Manchester, M8 0GP
14 Frome Drive, Manchester, M8 0GA
12 Frome Drive, Manchester, M8 0GA
8 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
HSE COMAH Zone - H2654 OZ - Tennants Distribution Ltd Outer Zone
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA