

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139595/FH/2024

Date registered valid: 22 March 2024

Proposal: Erection of single storey side and rear extension to form additional living accommodation following partial demolition of existing garage and conservatory

Address: 5 Stonemead Drive, Manchester, M9 6AF

Ward(s): Higher Blackley Ward

Applicant: Mr & Mrs H Aloo

Agent (if any): Mr Tony M Kaba, MKW Architecture Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17 May 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 April 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 5 Stonemead Drive within the north Manchester ward of Higher Blackley. The application site relates to a turn of the century, two storey, semi-detached dwellinghouse, which is brick built and shares a prominent gable front with the adjoining property. The property sits within the north eastern corner of the cul-de-sac. The property as existing benefits from a detached garage and rear conservatory (see planning history for further details). Amenity space to the front of the property consists of an off street driveway and amenity space to the rear is characterised by a grassed garden and patio area.

The surrounding area is residential in nature with Plant Hill Park to the west of the applicant site.

Description of development

The submitted application seeks planning permission for the erection of single storey side and rear extension to form additional living accommodation following partial demolition of existing garage and conservatory.

Whilst the existing conservatory and garage would be demolished to make room for the proposed development, the same footprint would be retained, except the size of the rear projection which would exceed beyond the existing built form.

The single storey side extension would have approximate dimensions of Height: 3.4 x Length: 5.7 x Width: 4.6 metres. The single storey rear extension would wrap into the proposed side extension and would have approximate dimensions of Height: 2.7 x Length: 4.5 x Width: 7.7 metres.

The proposal would involve the insertion of two windows within the front elevation, two windows and a door within the side elevations and two windows within the rear elevation. The side extension would have a hipped roof and the proposed rear extension would have a flat roof.

Materials to be used throughout the proposal would involve:

- brick to match existing
- pitched roof concrete to tiles to match existing and flat roof- single ply membrane to rear extension
- white uPVC framed double glazed windows and doors to match existing.

Planning History

138080/LE/2023- Single storey side and rear extension.
Approved 19 December 2023.

094805/FH/2010/N1- Single storey side and rear extension to form additional living accommodation.
Approved 23 March 2011.

The applicant site is part of a new build development and planning history for the development of the wider site includes:

066553/MO/NORTH1/02- Land off Hill Lane, Blackley- RESERVED MATTERS APPLICATION
Erection of 27 x 2 and 3 storey dwellings. Associated roadworks, garaging and landscaping.
Approved 23 January 2003.

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).

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 (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 single storey side and rear extension to form additional living accommodation following partial demolition of existing garage and conservatory. 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 dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.147 Hill Lane would be the property sited to the east of the applicant site. The proposal would run no closer to the shared boundary than the existing circumstances, leaving a 1.5 metre gap to the boundary and be of a single storey level only. Although the projection of the rear extension element would extend further than the existing rear conservatory at the site, given the dense hedging extending to a height and the high boundary treatment, the proposal is not considered to create an overbearing feature to no.147 Hill Lane. Whilst a window would be inserted within the side elevation it is marked on the plans as being obscure glazed. This would

be conditioned accordingly to ensure the privacy of the applicant is protected and a further condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent. Due to the existing circumstances with the shared boundary with no.147, this element would not be easily seen from the rear garden of no.147 Hill Lane, thus not giving rise to adverse privacy implications to the neighbouring property.

The properties to the rear along Ashdown Lane would experience windows and built form closer to the boundary than is currently the case, but a 8.5 metre gap would exist between the rear of the proposal and the shared boundary with properties on Ashdown Lane. As the proposal is single storey and the neighbours to the rear sit at an elevated position, the proposal would not give rise to any adverse implications and opportunities for overlooking into the proposed rear extensions from neighbours to the rear would be minimal.

The extension would come no further than the existing side elevation of the rear extension to the adjoining property of no.7 Stonemead Drive. However, the extension would extend a further 1.5 metres at single storey level. Given the gap retained to the boundary and the proposal being single storey, it is not considered to create an overbearing feature. Any loss of light to this neighbour would be extremely limited. A window would be inserted within the side elevation and directed towards the shared boundary. However, given the high boundary treatment and the existing circumstances whereby the conservatory had several windows facing the shared boundary, the insertion of one window in this instance is considered acceptable.

The guest WC/bath window would be conditioned within any approval granted as being obscure glazed to protect the privacy of the applicant.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, and any harm has been mitigated by obscure glazing the windows within the proposal.

Design and Appearance

The proposal would use the existing footprint of development at the site to inform the current proposal given the partial demolition of existing garage and conservatory, whilst the rear projection would be extended by an additional 1.5 metres. As such, the proposal is considered acceptable by utilising existing built form for future development. The side extension being single storey would be considered to create a subservient feature and therefore be pursuant to Policy DC1 of the UDP. The rear extension would have a projection of 4.5 metres and exceed the maximum rear projection specified within Policy DC1.3 of the UDP. However, given permitted development rights and the Larger Homes Extension route and given the existing 3 metre conservatory and the spacious rear garden to be retained, the projection proposed is considered acceptable.

Materials:

Materials to be used throughout the proposal would involve:

- brick to match existing
- pitched roof concrete to tiles to match existing and flat roof- single ply membrane to rear extension
- white uPVC framed double glazed windows and doors to match existing.

The materials would match the host property where appropriate and are therefore considered sympathetic and appropriate. A materials condition to that effect would be attached to any consent 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.

Car Parking

Whilst the garage would be lost as a result of the proposal, the off street car parking provision would still remain as a result of the proposal and is therefore considered acceptable to accommodate the loss in the enclosed parking space of the garage. No conditions restricting the conversion of garages was placed on the approval for the development of site, see planning reference: 066553/MO/NORTH1/02.

Bin Storage

Bin storage provision would be unaffected by the proposal.

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.

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 appropriate conditions have been attached to any 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 March 2024.

-Drawing- Proposed- Plans and Elevations, numbered P1-02, stamped as received by the City Council as Local Planning Authority on 22 March 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) Before first occupation, the guest WC/bath and ensuite window within the proposed extension as shown on the approved 'Drawing- Proposed- Plans and Elevations, numbered P1-02, stamped as received by the City Council as Local Planning Authority on 22 March 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.

4) 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.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

3 Ashdown Avenue, Manchester, M9 6PR
1 Ashdown Avenue, Manchester, M9 6PR
9 Stonemead Drive, Manchester, M9 6AF
3 Stonemead Drive, Manchester, M9 6AF
147 Hill Lane, Manchester, M9 6PW
7 Stonemead Drive, Manchester, M9 6AF
145 Hill Lane, Manchester, M9 6PW

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
Area Team Boundary - Name: NORTH AREA