

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138240/FH/2023
Date registered valid: 3 October 2023
Proposal: Erection of part single, part two storey side and rear extension involving roof alterations, rear roof dormer to form additional living accommodation.
Address: 100 White Moss Road, Manchester, M9 6LZ
Ward(s): Charlestown Ward

Applicant: Mr and Mrs Saed
Agent (if any): Mr Neil Sharp, Aspire Architectural Design
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 October 2023

Standard consultations:

Printed: 22 November 2023

Expired: 29 November 2023

Neighbour notifications

Printed: 22 November 2023

Expired: 29 November 2023

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 100 White Moss Road within the north Manchester ward of Charlestown. The application site relates to a semi-detached, two storey, red brick dwellinghouse with a hipped roof. The property benefits from hard landscaping and a front garden with a small area of amenity space to the side of the property. The rear garden is long with timber fencing and vegetation screening occupying the shared and rear boundary treatment.

Description of development

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

The part single storey side extension would be sited against the common boundary with no.96 White Moss Road, following the form of the boundary with the front of the side extension being wider at the front than at the rear. At the largest point, this element of the proposal would have approximate dimensions of Height: 4.8 x Length: 10 x Width: 3.2 metres. The part two storey side extension would have approximate dimensions of Height: 7.2 x Length: 8.4 x Width: 2

metres. The part two storey element would have a setback of 1.5 metres from the primary elevation of the host property.

The part single rear extension would have approximate dimensions of Height: 2.7 x Length: 6 x Width: 5 metres. The part two storey rear extension would have approximate dimensions of Height: 5.9 x Length: 3 x Width: 3.6 metres.

Roof alterations would involve the change of the host property roof from a hipped to gable roof. Two skylights would be inserted in the primary roof plane of the host property.

The rear roof dormer would have approximate dimensions of Height: 1.7 x Length: 3.4 x Width: 5.7 metres.

The proposal would create a utility, kitchen, store and family room on the ground floor, an enlarged bedroom 2, bathroom, bedroom 1 and bedroom 4 on the first floor and bedroom 5 and en-suite on the proposed second floor.

The proposal would involve the insertion of a door within the front elevation, a window within the side elevation, and two sets of doors and 3 windows within the rear elevation.

Materials to be used would match those within the host property, except for the flat roof for the dormer and part single storey rear extension.

Amended Plans

Plans have been amended following changes to the scheme in terms of the built form of the ground floor side extension and removal of windows within the side elevation.

Planning History

137051/FH/2023-Two storey extension to rear, loft conversion and single storey gable extension.

Refused 7 August 2023.

Consultations & Notification Responses

Local Residents

Local residents were consulted and during the first re-notification period, one neighbour response was received. The neighbour raised concerns the plans did not clearly show if windows were to be inserted in the side elevation of the proposal, which could cause impact to the neighbour's property.

Environmental Health

Environmental Health were consulted on the application and re-notified for the two re-consultation periods. Environmental Health stated they had no comments to make on the application.

Issues

POLICY

The National Planning Policy Framework (September 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 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 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

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation to the Plan. The Examination of the Plan, following its submission in February 2022, began in November 2022. Following the

completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

The submitted development application is for erection of part single, part two storey side and rear extension involving roof alterations, rear roof dormer to form 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 be sited against the shared boundary with no.98 White Moss Road. At the time of the site visit, dense hedging separated the two boundaries. The built form would be visible from the neighbour when looking out of their front windows, since the neighbouring property is significantly set back from the road in comparison to the applicant property. The resulting built form would be considered to be on the margins of acceptability. Whilst the built form may appear overbearing when viewed from the neighbour's front windows, the neighbouring property is already used to a level of built form from the front windows, given the existing relationship. Given the part two storey side extension is set in from the part single storey element, harm has attempted to be reduced. Further, the neighbour benefits from a large amount of rear amenity space and thus the proposal is not considered to negatively harm the neighbour's enjoyment to their rear external living space. No windows would be inserted along the shared boundary at first floor level and as such, no adverse privacy implications would occur. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

Due to the relationship and siting with no.98 White Moss Road, the proposal would not give rise to a terracing impact. However, the proposal at first floor level of the side extension does offer a setback of 1.5 metres. This is considered adequate to ensure the proposal does not cause harm in terms of visual/ residential amenity.

Part single, part two storey rear extension:

The proposal would extend 6 metres beyond the existing building line of the host property. Due to the reasons discussed above, this element of the proposal is considered on the margins of acceptability for no.98 White Moss Road. The window to be inserted on the ground floor of the part single storey extension would not give rise to overlooking implications given the boundary treatment separating the neighbouring properties. None of the rear extension would extend beyond no.98 White Moss Road's rear building line.

The additional built form in association with the rear extension would be primarily felt by adjoining neighbour no.102 White Moss Road. Due to the splayed nature of the applicant plot, this element of the proposal would be set away slightly from the neighbouring property. The rear extension would have a projection of 6 metres at ground floor and 3 metres at first floor. Although the proposal may give rise to some loss of light in the morning for the neighbour, at ground floor this would not be considered significant given the neighbour would still benefit from light in the afternoon and the spacious plot of both the applicant's and neighbour's rear amenity space. The design has a set in from the common boundary of 2 metres at first floor level with the projection reduced to 3 metres. This is adequate to ensure impacts at first floor level are reduced and ensure a tunnelling impact does not occur for the neighbouring property.

Roof alterations:

The proposal would include the change from hip to gable roof of the host property. Whilst this element of works may alter the symmetry of the applicant property with the adjoining neighbour, it is not considered to give rise to any adverse implications. No harm would occur to no.98 White Moss Road given the proposed side extension would be sited against the common boundary.

Rear roof dormer:

As the rear dormer would not include the insertion of windows to the side elevation, the dormer would not give rise to any privacy or overlooking implications to those properties either side. Neighbours to the rear along Gifford Walk would be sited substantial distance to not be negatively impacted by the proposal. The proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental or overpowering feature to the property.

Overall, it is not considered that the proposal would have an adverse impact upon 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. In this instance it would be difficult to leave a 1.53 metre gap to the boundary and create a viable side extension. As such, the plans include a 1.5 metre set back at first floor level of the side extension from the primary elevation of the host property. This is considered adequate given a terracing impact could not be caused as the applicant property is set significantly forward than the neighbouring property. The 1.5 metre set back is considered sufficient to ensure the property is viewed as a subservient feature. Although the side extension with the larger width at the front to reflect the applicant's site boundaries would result in a variety of roof formations, this is not considered to cause harm in terms of appearance. As such, the form of this element is considered acceptable, pursuant to Policy DC1.4 of the UDP.

Part single, part two storey rear extension:

The ground floor rear extension would have a projection of 6 metres. Whilst the projection exceeds policy DC1.3 of the UDP, Permitted Development rights exist including extensions larger in size up to 6 metres. Given this and the amount of rear amenity space to be retained as a result of the proposal, in this instance this projection is considered acceptable. The reduction of projection at first floor level to 3 metres responds positively to the adjoining neighbour. As such, this element is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Roof alterations:

The hip to gable alteration would alter the appearance of the host property from the streetscene. Given permitted development rights exist to undertake similar alterations, this is considered acceptable.

Rear roof dormer:

The rear dormer respects the shape of the existing property and is considered acceptable. The dormer would be similar to numerous dormers in the immediate area. A similar structure could have been obtained through the route of Permitted Development.

Materials:

Materials to be used would match those within the host property, except the flat roof for the dormer and part single storey rear extension. This is considered acceptable and would be conditioned accordingly within 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.

Car Parking

Space would still be retained for a car to be parked off street- this is considered acceptable.

Bin Storage

As a result of the proposal, it would not be possible to place bins alongside the side of the property. As such, during the course of the application, information was provided in terms of an enclosed bin store to be inserted in the front amenity space- including the location, materials and elevations of the structure. This is considered acceptable and would be conditioned accordingly within any approval granted.

Conclusion

Overall, the proposed development is considered to be on the margins of acceptability. The impact in terms of visual/ residential amenity is not considered extremely significant and 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. 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 3 October 2023.

-Drawing- Proposed- Floor Plans and Elevations, numbered WM-02 A, stamped as received by the City Council as Local Planning Authority on 1 December 2023.

-Drawing- Proposed- Bin Store, numbered WM-03, stamped as received by the City Council as Local Planning Authority on 1 December 2023.

-Supporting Information- Bin Store, stamped as received by the City Council as Local Planning Authority on 29 November 2023.

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) 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, except the material for the proposed flat roof dormer and part single storey rear extension.

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.

5) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Bin Store, numbered WM-03', stamped as received by the City Council as Local Planning Authority on 1 December 2023 and 'Supporting Information- Bin Store', stamped as received by the City Council as Local Planning Authority on 1 December 2023, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health
Environmental Health

2 Gifford Avenue, Manchester, M9 6JH
111 White Moss Road, Manchester, M9 6HZ
109 White Moss Road, Manchester, M9 6HZ
105 White Moss Road, Manchester, M9 6HZ
103 White Moss Road, Manchester, M9 6HZ
13 Crossdale Road, Manchester, M9 6JU
107 White Moss Road, Manchester, M9 6HZ
102 White Moss Road, Manchester, M9 6LZ
98 White Moss Road, Manchester, M9 6LZ
96 White Moss Road, Manchester, M9 6LZ
104 White Moss Road, Manchester, M9 6LZ

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