MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138501/FH/2023
Date registered valid:	7 November 2023
Proposal:	Erection of a single storey rear and side extension to provide additional living accommodation together with elevational alterations
Address:	5 Netherwood Road, Manchester, M22 4BP
Ward(s):	Northenden Ward
Applicant:	Mr Zafar Anwar
Agent (if any):	Mr Daniel Kelso Architecture Unknown
Case officer:	Katie Raw Tel: 0161 234 4164 Email: katie.raw@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**2 January 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 20 November 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 13 November 2023 Expired: 4 December 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 5 Netherwood Road within the south Manchester ward of Northenden. The application site relates to a post war two storey detached dwellinghouse with both front and rear gardens. The property features red facing brickwork, timber decorative cladding to the garage front and gable roof and clay riling to the roof.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear and side extension to provide additional living accommodation together with elevational alterations.

The proposal would create a wrap round extension. The single storey rear extension would have approximate dimensions of Height: 3.3 x Length: 4.7 x Width: 9.4 metres and the single storey side extension would have approximate dimensions of Height: 3.3 x Length: 9.3 x Width: 2 metres. The proposal would have a flat roof and would involve the insertion of a window within the front elevation, a window and set of sliding doors to the rear elevation and the insertion of three skylights within the flat roof plane.

Materials to be used have been listed and would consist of:

-Thin brickwork- beige brick
-Sandstone capping
-Clear double glazing with PPC black frame windows
-Reddish external brick slips
-Aluminium PPC black rainwater goods
-Timber door
-Clear double glazing with PPC black frame sliding door
-Dark alumimum clad timber famed door
-Proposed timber screen (on rear elevation of proposal)

Planning History

132814/FH/2022- Erection of a 2-storey side extension, part single/ part 2-storey rear extension, together with the erection of a front porch and elevational alterations including the rendering of the property.
Approved 16 March 2022.

130326/FH/2021- Erection of a two storey side and rear extension together with elevational alterations and installation of rear dormer to form additional living accommodation.
Withdrawn 22 October 2021.

122706/FH/2019- Erection of a two storey side and part single part two storey rear extensions, to form additional living accommodation, together with elevational alterations to front.
Approved 20 May 2019.

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).

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 CABE 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 the erection of a single storey rear and side extension to provide additional living accommodation together with elevational alterations. 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

Single storey rear extension:
The rear extension would wrap into the proposed side extension and have a projection of 4.7 metres. Being sited extremely close to the shared boundary with neighbouring property to the south no.7 Netherwood Road, the additional built form along the boundary would contribute to massing impacts. However, given the proposal is single storey and the neighbouring dwelling is sited due south of the applicant property, it is not considered to give rise to any adverse overbearing or loss of light implications.

Given the proposal would be sited 1.8 metres from the shared boundary with no.3 Netherwood Road, the proposal would not be considered overbearing. Although the proposal would sit to the south of the neighbouring property, the neighbour would still benefit from sunlight in the morning and given the proposal is single storey, it is not considered to cause any significant loss of light implications.

Sliding doors and box window would be inserted within the rear elevation of the proposal. Given the proposal is single storey and sited 17 metres from the rear boundary of the site, no neighbours to the rear would be impacted by the proposal. A further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

Single storey side extension:
The side extension would wrap into the existing front elevation of the property, continuing the form of the flat roof element as seen within the host property. The proposal would be sited against the shared boundary with no.7 Netherwood Road. The neighbouring property benefits from an existing single storey side extension. As such, the proposal is not considered to give rise to any overbearing feature to no.7. Although the proposal would sit marginally in front of no.7’s primary building line, any implications are considered to be minimal. No windows are proposed to be sited in the side elevation of the proposal and so no adverse privacy implications would occur to no.7.

Elevational alterations:
Elevational alterations would involve the change from a garage door to window within the host property, a new entrance door to the front of the property, brick work detailing surrounding the windows within the front elevation and changes to the window configuration within the side elevation facing no.3 Netherwood Road. The removal of the garage door would allow the garage to be changed to a home office. Given the property still benefits from off street parking, this is not considered to give rise to any adverse amenity implications. A new window would be

inserted in the proposed W/C on the ground floor and would be conditioned within any approval granted to be obscure glazed and top opening only, 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.

Design and Appearance

Single storey rear extension:
The rear extension would have a projection of 4.7 metres. A projection of 4 metres could be achieved through the route of Permitted Development, although the wrap round element of the proposal would not be possible through Permitted Development. Given the proposal would have a flat roof formation this would reduce the potential for any adverse impacts to residential amenity to the neighbouring properties. Furthermore, the proposed development would be sited 17 metres from the rear boundary of the site, and is considered proportionate in terms of scale and form. Previously, under planning reference 132814/FH/2022, an extension of a similar extent was approved, which also incorporated a first-floor element. The current application comprises less built form than that previously approved at the site.

Single storey side extension:
The proposed side extension would follow the same form of development as the existing single storey front elevation of the host property and have the same roof arrangement. Given this and as the structure would appear subservient, it is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

Elevational alterations:
Although the elevational alterations would change the appearance of the host property, the changes would create a smart and contemporary addition to the front of the host property. Elevational alterations are therefore considered appropriate in size and form, pursuant to Policy DC1 of the UDP.

Materials:
Materials to be used have been listed in the report previously. The use of contrasting materials such as the black windows and doors and the timber screen to the rear elevation of the host property would add contemporary features to the existing property. This is considered acceptable. It is however proposed to attached a materials condition to any approval, so that the colouration of the proposed brickwork can be fully assessed in relation to the existing materials forming of the dwellinghouse .

On balance it is considered that the design and appearance of the proposed development, subject to the recommended materials condition accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

Although the existing garage would be lost as a result of the proposal, space would still be retained for a car to be parked off street. This is considered acceptable.

Bin Storage

Space would still remain for bins to be stored in the rear of the property and brought forward to the front on the day of collection. This is considered acceptable.

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 polices 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 7 November 2023.
-Drawing- Proposed- Floor Plans, numbered 22.129.302, stamped as received by the City Council as Local Planning Authority on 7 November 2023.
-Drawing- Proposed- Elevations, numbered 22.129.402, stamped as received by the City Council as Local Planning Authority on 7 November 2023.
-Drawing- Site Plan- Block Plan of the Site, numbered 22.129.203, stamped as received by the City Council as Local Planning Authority on 7 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) Before first occupation, the ground floor W/C window as shown on the approved 'Drawing- Proposed- Floor Plans, numbered 22.129.302', stamped as received by the City Council as Local Planning Authority on 7 November 2023, 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.

In addition, the window shall be top opening only 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) Notwithstanding the materials referenced in application forms and elevation plans referenced in condition no.2, prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

7 Netherwood Road, Manchester, M22 4BP
1 Bartley Road, Manchester, M22 4BG
4 Netherwood Road, Manchester, M22 4BQ
6 Netherwood Road, Manchester, M22 4BQ
3 Netherwood Road, Manchester, M22 4BP
78 Shawdene Road, Manchester, M22 4AH
76 Shawdene Road, Manchester, M22 4AH
74 Shawdene Road, Manchester, M22 4AH

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 45M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA