MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139077/FH/2024
Date registered valid:	24 January 2024
Proposal:	Erection of rear extension following demolition of conservatory and external alterations.
Address:	4 Gaddum Road, Manchester, M20 6SZ
Ward(s):	Didsbury East Ward
Applicant:	Mr & Mrs Ky and Lauren Hibberd & Meadows
Agent (if any):	Mr James Bretel, NEON architecture
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**18th March 2024**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 2 February 2024

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 26 January 2024 Expired: 16 February 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a grey slate dual pitch roof. The property features a mixture of timber-framed and white uPVC windows, including a two-storey bay with a gable end roof form to the front, a modest front garden bordered by a mid-level redbrick wall, and a single storey rear extension with raised timber decking within the rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. View along side of property.



Figure 4. Rear garden.

Description of area

Gaddum Road is a residential street situated within the Didsbury East ward of Manchester, close to Beaver Road Primary School, Didsbury Village Metrolink station, and Didsbury Baptist Church. The area is predominantly residential in terms of its character, consisting of terraced and semi-detached residential properties, and benefits from its proximity to East Didsbury centre.

Description of development

The applicant is seeking permission for the erection of a rear extension following the demolition of the existing conservatory together with external alterations.

Planning history

No previous planning history.

Consultations & Notification Responses

One letter of objection was received from one local resident in response to this application. Their concerns are summarised as follows:

- The extension's windows would provide opportunities for overlooking of the neighbouring gardens.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

You can view the Inspectors' Report on the GMCA's website at Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk). In addition, a hard copy is available in Manchester Central Library, St Peters Square, Manchester M2 5PD between 9am - 8pm Monday to Thursday and 9am - 5pm Friday and Saturday.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is 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.

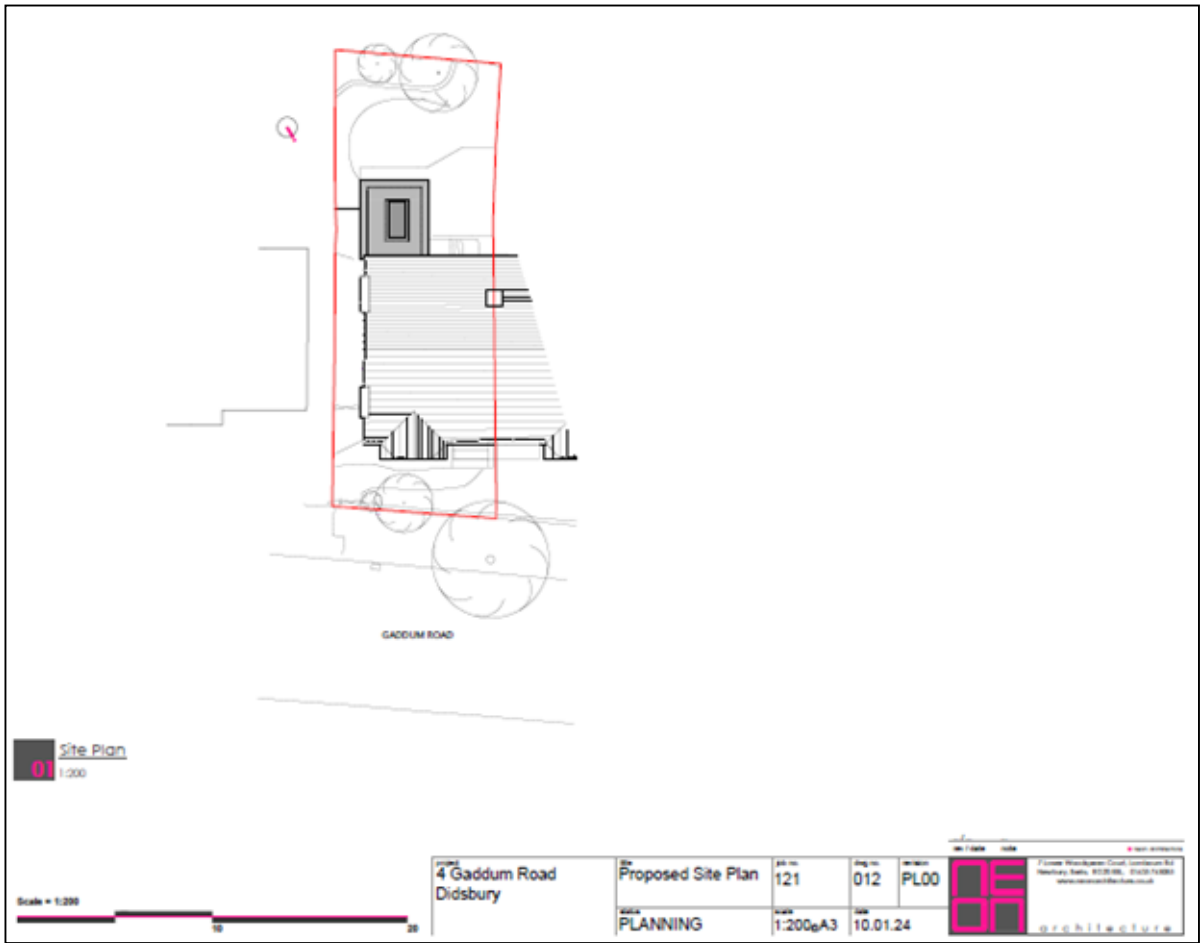


Figure 5. Submitted proposed site plan.

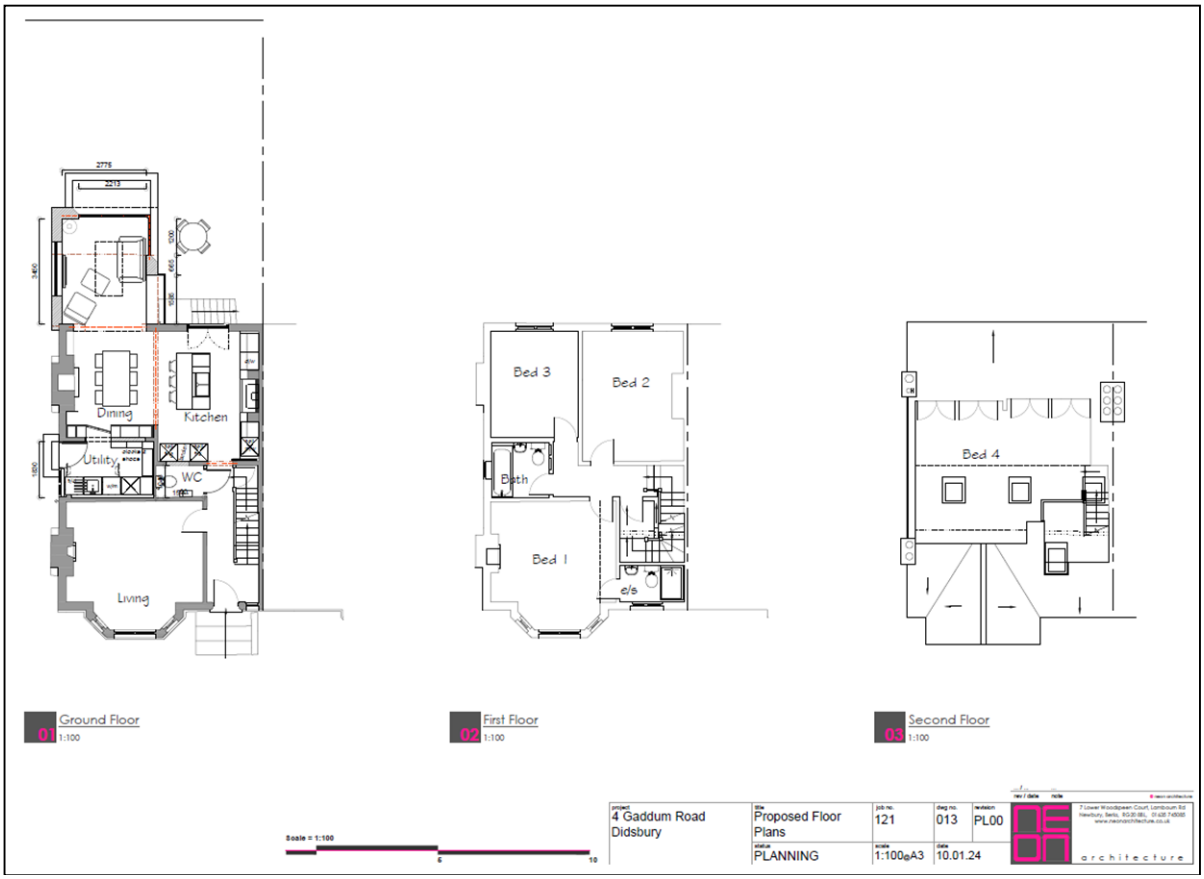


Figure 6. Submitted proposed plans.



Figure 7. Submitted proposed elevations.

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale, and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future occupiers.

Principle – the principle of erecting a single storey rear extension together with external alterations 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. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the single storey extension would be sited at the back of the property, facing southwest. It would project 3.824m rearwards from the host dwellinghouse, with a length / depth of 4.038m, a sideward projection of 0.226m, a width of 3.515m and a flat roof height of 3.426m. A gap of 3.454m would be maintained to the boundary shared with No.2 Gaddum Road and a gap of 1.261m would be maintained to the boundary shared with No.6 Gaddum Road.

The proposal also includes the installation of a raised terrace area to the rear, which would replace the existing present on site. The raised terrace would project 1.125m rearwards from the proposed extension, with a length / depth of 2.925m, a width of 3.3037m, and a height (from ground level) of 0.366m. A gap of 3.454m would be maintained to the boundary shared with No.2 Gaddum Road and a gap of 1.701m would be maintained to the boundary shared with No.6 Gaddum Road.

The 3.824m rearward projection (of the rear extension) exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m), however is considered acceptable in these circumstances given that it would be replacing an existing extension of a similar scale. Moreover, the developments are considered to be subservient to the host dwellinghouse in terms of their dimensions and would not result in 'excessively large or bulky' additions to the property.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy.

Appearance and visual amenity – the single storey extension would be built of brickwork to match the existing in addition to a flat roof. Its front elevation would be blank and featureless, whilst its side elevation (facing No.6 Gaddum Road) would feature one high-level privacy window. Its rear elevation and side elevation (facing No.2 Gaddum Road) would feature wraparound glazing/doors, as well as one projecting box window (also featured on the aforementioned side elevation). One flat skylight would be featured atop of the extension's flat roof form.

The raised terrace area would be a simple construction consisting of red brickwork and paving, as indicated on the submitted document labelled '015 PL00'.

The proposal is relatively standard in terms of its scale and design and would be in-keeping with the existing precedent of residential extensions in this area. Sited at the back of the property, the rear extension and raised terrace area would not be visible within the street scene or public realm and, as such, should have a minimal impact upon the visual amenity of the area. Moreover, the rear extension's use of matching materials should ensure that it does not form a prominent visual feature within the locale. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the rear extension would be single storey with a maximum roof height of 3.426m and with considerable gaps maintained to the plot's shared boundaries, it is considered that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

It is acknowledged that concerns were raised in relation to the proposal's potential to infringe upon the privacy of neighbouring occupiers. However, it is considered that the glazing featured on the proposed extension would not be dissimilar to the existing conservatory extension on site. As such, no obscure glazing condition has been attached as the proposed extension would not significantly alter the current levels of privacy experienced, with the glazing featured on the proposal's southeast side elevation, facing No.6 Gaddum Road, representing a reduction in the existing levels of glazing featured.

In terms of the raised terrace area, due to its minor nature, this aspect of the proposal is also not considered to cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Additionally, since it would

replace the existing decking present on site, it is no considered to impact the current levels of privacy enjoyed. As such, no privacy screen condition has been attached.

The proposal therefore accords with policy DC1 of the UDP, and policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Other matters – the proposal also includes a number of elevational alterations. These are listed below:

- Replacement of the ground floor window in the property's rear elevation with a set of inward-opening doors (with an associated Juliet balcony).
- Replacement of the ground floor window in the side elevation facing No.6 Gaddum Road with one inward-opening door, one small window and a set of steps to facilitate access to the property.

These alterations are considered acceptable given their minimal impact upon the visual and residential amenity of the area.

Conclusion – given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage 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 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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

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

-'Householder Application for Planning Permission for works or extension to a dwelling', numbered 'PP-12752132', stamped as received by the City Council as Local Planning Authority on the 24th January 2024.

-‘Proposed Site Plan’, numbered ‘121 012 PL00’, stamped as received by the City Council as Local Planning Authority on the 24th January 2024.
-‘Proposed Floor Plans’, numbered ‘121 013 PL00’, stamped as received by the City Council as Local Planning Authority on the 24th January 2024.
-‘Proposed Elevations’, numbered ‘121 014 PL01’, stamped as received by the City Council as Local Planning Authority on the 5th February 2024.
-‘Proposed Artists Impressions’, numbered ‘121 015 PL00’, stamped as received by the City Council as Local Planning Authority on the 24th January 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) The materials to be used on the external surfaces of the developments 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 developed is not adversely affected by the materials to be used in the construction of the developments, 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.

Appendix 1 – List of consultees & neighbours notified

9 Atwood Road, Manchester, M20 6TA
7A Atwood Road, Manchester, M20 6TA
Flat 6, 5 Atwood Road, Manchester, M20 6TA
9 Gaddum Road, Manchester, M20 6SY
Flat 5, 5 Atwood Road, Manchester, M20 6TA
2 Gaddum Road, Manchester, M20 6SZ
Flat 3, 5 Atwood Road, Manchester, M20 6TA
Flat 4, 7 Atwood Road, Manchester, M20 6TA
Flat 3, 7 Atwood Road, Manchester, M20 6TA
Flat 2, 7 Atwood Road, Manchester, M20 6TA
Flat 1, 7 Atwood Road, Manchester, M20 6TA
Flat 3, 3 Atwood Road, Manchester, M20 6TA
Flat 2, 3 Atwood Road, Manchester, M20 6TA
Flat 1, 3 Atwood Road, Manchester, M20 6TA
1 Gaddum Road, Manchester, M20 6SY
7 Gaddum Road, Manchester, M20 6SY
3 Gaddum Road, Manchester, M20 6SY
Flat 4, 5 Atwood Road, Manchester, M20 6TA
Flat 2, 5 Atwood Road, Manchester, M20 6TA
Flat 1, 5 Atwood Road, Manchester, M20 6TA
6 Gaddum Road, Manchester, M20 6SZ

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) -
Area Team Boundary - Name: SOUTH AREA