

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138541/FH/2023

Date registered valid: 13 November 2023

Proposal: Erection of two storey side and single storey rear extension to provide additional living accommodation

Address: 2 Redstone Road, Manchester, M19 1RB

Ward(s): Didsbury East Ward

Applicant: Mr Nahid Hussain

Agent (if any): Mr Nadir Khan NK Architects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 04 January 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 November 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 15 November 2023 Expired: 6 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey semi-detached C3 dwellinghouse of redbrick with a red concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front and rear, a front porch, tarmac driveway and modest front garden bordered by a mid-level redbrick wall, a single storey rear outrigger, and a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.



Figure 3. Rear garden.



Figure 4. Shared boundary.

Description of area

Redstone Road is a residential street situated within the Didsbury East ward of Manchester, close to Kingsway (A34), the Meadow, and Heaton Mersey Common. The area is predominantly residential in terms of its character, consisting of semi-detached residential properties and benefits from its proximity to public outdoor amenity and green spaces.

Description of development

The applicant is seeking permission for the erection of a part-single / part-two storey side and rear extension to provide additional living accommodation.

Planning history

092286/FH/2010/S2 - Erection of part-two / part single storey side and part two storey / part single storey rear extension to create additional living accommodation - **APPROVED** (24.03.2010).

Consultations & Notification Responses

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

- Concerns relating to overlooking and loss of privacy.
- Loss of light.
- Detrimental to the visual amenity of the area.
- The extension would be overbearing.
- The extension would be out-of-scale with other buildings and extensions in the area.

Environmental Health made no objection to the proposal, requesting a condition relating to contaminated land be attached to the decision notice.

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

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.

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 part-single / part-two storey side and 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 siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

Siting, scale, and massing – the extension would be sited and the side and rear of the property, wrapping around its south and west elevations, replacing the existing single storey outrigger.

At ground floor level, the extension would project 3.648m rearwards, with a total length / depth of 10.983m (with a setback of 1m from the property's front elevation), a sideward projection of 4.48m, width of 10.64m, hipped roof height of 3.238m (to the side) and mono pitch roof height of 3.894m (to the rear), and an eaves height of 2.45m (to the side) and 2.35m (to the rear). A gap of 0.164m would be maintained to the boundary shared with No.627 Kingsway, and a gap of 0.088m would be maintained to the boundary shared with No.4 Redstone Road.

At first floor level, the extension would project 3.648m rearwards, with a total length / depth of 10.983m (featuring a 1m setback from the front of the property), a sideward projection of 3.48m, width of 3.78m, and hipped roof height of 7.825m (set 0.576m below the existing ridge) (to the side) and 6.804 (set 2.048m below the existing ridge) to the rear, with an eaves height of 5.5m (to match the existing). A gap of 5.967m would be maintained to the boundary shared with No.4 Redstone Road, and a gap of 1.157m would be maintained to the boundary shared with No.627 Kingsway (in line with the previous approval 092286/FH/2010/S2).

It is acknowledged that concerns were raised in relation to the proposal's potential to introduce an overbearing feature into the area, which would be out-of-keeping with the surrounding residential properties. However, the 3.648m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable. Moreover, the proposal is understood as being subservient to the host dwellinghouse in terms of its dimensions and would not result in an 'excessively large or bulky' addition to the property.

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



Figure 5. Submitted proposed plans and elevations.

Appearance and visual amenity – the extension would be built of red brickwork, red concrete roof tiles and white uPVC windows to match the existing.

At ground floor level, the extension would feature one window to the front, and two sets of outward-opening doors and three windows to the rear. Its side elevations would be blank and featureless, whilst its rear-facing roof slope would feature three flat skylights.

At first floor level, the extension would feature one window to the front, one window to its side elevation facing No.627 Kingsway, and one window to its rear elevation. Its side elevation, facing No.4 Redstone Road, would be blank and featureless, as would its roof.

It is acknowledged that concerns were raised in relation to the proposal's potential to negatively affect the visual amenity of the area. However, 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 at the side and rear of the property, some 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, thus ensuring that it does not form a prominent visual feature within the area. Hence, the overall character of the property and its surrounding area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accords with Core Strategy policies DM1 and SP1 as well as chapter 12 of the NPPF as their impact upon visual amenity is considered to be minor.

Residential amenity – it is acknowledged that concerns were raised in relation to the proposal's potential to negatively affect the residential amenity of neighbouring occupiers. However, given that the extension would be subservient to the host dwellinghouse in terms of its dimensions, sited to the south and west of the property, with a scale and mass similar to the previous approval (092286/FH/2010/S2), 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. Moreover, the windows in the side elevation facing No.627 Kingsway have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

The proposal therefore accords with Core Strategy policies DM1 and SP1 due to its minimal impact upon residential amenity.

Waste storage – details of a secure bin store, able to house 4 X 240L refuse bins, at the front of the property have been included on the submitted plans. The property's bins would therefore be screened from the street scene and public realm, in accordance with policies DM1 and EN19 of the Core Strategy.

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

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon visual and residential amenity, 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 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 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. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 documents labelled:

-‘PROPOSED PLANS AND ELEVATIONS’, numbered ‘143.03E’, stamped as received by the City Council as Local Planning Authority on the 7th December 2023.

-‘BLOCK PLAN SHOWING PROPOSED EXTENSION’, numbered ‘143.04B’, stamped as received by the City Council as Local Planning Authority on the 7th December 2023.

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 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) Before first occupation the proposed windows in the side elevation facing No.627 Kingsway 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated.

If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy.

6) The proposed bin store, shown on the revised drawing '143.03E', stamped as received by the City Council as Local Planning Authority on the 7th December 2023, shall be implemented and be in place prior to the first use/occupation of the extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of 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

625 Kingsway, Manchester, M19 1RA
631 Kingsway, Manchester, M19 1RD
8 Shortland Crescent, Manchester, M19 1SZ
6 Shortland Crescent, Manchester, M19 1SZ
633 Kingsway, Manchester, M19 1RD
4 Redstone Road, Manchester, M19 1RB
1 Redstone Road, Manchester, M19 1RB
629 Kingsway, Manchester, M19 1RD
627 Kingsway, Manchester, M19 1RD

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