

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137541/FH/2023

Date registered valid: 13 July 2023

Proposal: Erection of a single storey side extension and installation of a rear dormer roof extension.

Address: 47 Grange Road, Manchester, M21 9NX

Ward(s): Chorlton Ward

Applicant: M Dooley

Agent (if any): Mr Andrew Brodie AGB CAD Services Ltd

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

Recommendation: Approve

Date of recommendation: **11 September 2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 July 2023

Standard consultations:

Printed: 21 July 2023 Expired: 11 August 2023

Neighbour notifications

Printed: 21 July 2023 Expired: 11 August 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 47 Grange Road within the south Manchester ward of Chorlton. The property relates to an end terraced, two storey dwellinghouse with Edwardian features including circular bay windows, a gable and painted stained glass sash windows. The property benefits from amenity space to the front of the property in the form of a driveway bounded by dense hedging and amenity space to the side in the form of a paved area. To the rear of the property a grassed garden and patio area is sited with an existing single storey rear extension.

Description of development

The submitted application seeks planning permission for the erection of a single storey side extension and installation of a rear dormer roof extension.

The single storey side extension would follow the shape of the boundary of the site and would wrap into the existing single storey rear extension. As such, at the largest point, the side extension would have approximate dimensions of Height: 3.7 x Length: 10.4 x Width: 5 metres. The proposal would involve the insertion of a door and window within the front elevation, a sliding door within the rear elevation and 4 skylights within the roof plane. The proposal would create a bedroom and en-suite and a sun room.

The rear dormer roof extension would have approximate dimensions of Height: 2.3 x Length: 7 x Width: 3.7 metres and would involve the insertion of three windows and three skylights. The dormer would create a bedroom 4 and an en-suite.

Materials to be used throughout the proposal would include brickwork and roof tiles to match existing, composite door and aluminum framed windows.

Amended Plans

Plans originally submitted involved the insertion of 3 windows within the side elevation of the side extension facing onto the streetscene. This was considered unacceptable and would create a visual incongruous feature within the streetscene so was subsequently removed from the drawings. In addition the side extension has been set off the side/street boundary by 550mm to reduce the visual impact of the extension on the street scene.

Planning History

126363/LP/2020- Lawful Development Certificate for proposed single storey extension to rear. Approved 24 April 2020.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Neighbourhood Team (Arboriculture)

The MCC Neighbourhood Team (Arboriculture) were consulted on the above application and provided the following response:

The proposal is to erect a single-story side extension.

When assessing the site, my initial concern is the proposed root severance of the Council owned highway tree T2, however, I have pasted a section from Mr. Lally's Arboricultural Impact Assessment which proposes to use piled foundations with the strips at ground level. I would suggest that this is the only option in order to minimise the impact on the Council tree.

Whilst we are not objecting to the proposed development, I would like to have further discussions regarding the pruning of the tree. We would expect the tree work to be completed to British standards by a qualified arborist.

I agree with the findings of the AIA and confirm that we would have no objection to the development subject to the foundations being ground level pile and beam foundations.

All work must be carried out in accordance with BS:5837.

Issues

POLICY

The National Planning Policy Framework (July 2021)

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 – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

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.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the erection of a single storey side extension and installation of a rear dormer roof extension. 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

Side extension:

The side extension would be sited 550mm off the southern boundary of the site and would wrap into the existing rear extension. As the property sits at the end of Grange Road and close to the junction with Kensington Road, there would not be an immediate neighbour to be impacted by the proposal. The extension would be visible along Kensington Road but the existing timber boundary treatment at the site would help mitigate any adverse impacts. Given the elevation facing Kensington Road has been amended to have no windows inserted, and set off the boundary the blank elevation it is considered that it would not cause harm to the streetscene.

Given the proposal is single storey, the proposal would be viewed as a subservient addition within the streetscene and would not give rise to any adverse implications in terms of amenity.

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. The proposal would not give rise to overshadowing or loss of light implications.

The dormer would involve the creation of en-suite with a window within the rear elevation of the proposal. To protect the privacy of the applicant, the window would be conditioned to be obscure glazed. In addition, a further condition would be placed on any approval granted restricting the further insertion of windows and doors beyond those approved by this consent.

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 and overpowering feature to the property or when visible along Kensington Road.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Side extension:

The side extension would run the length of the host property and wrap into the existing single storey rear extension. Whilst the wrap round element of the proposal could not be achieved through Permitted Development, a single storey side extension could be. As such, the principle of a side extension is considered acceptable. The proposal at single storey would create a subservient addition to the property pursuant to Policy DC1 of the UDP. The form of the proposal at the site is considered acceptable and follows the form of the southern boundary- 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. Plans note the dormer material to be used would match that of the host property. This is considered appropriate to ensure the dormer is in keeping with the materials of the host property, especially given the dormer would be visible from Kensington Road. Further, a similar dormer could be achieved through the route of Permitted Development.

Materials:

Materials to be used have been listed previously within the report. The materials are considered acceptable and a materials condition to this effect would be attached to 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.

Arboricultural Issues

The MCC Neighbourhood Team (Arboriculture) were consulted on the above application and provided a detailed response. The Team were happy with the findings within the Arboricultural Impact Assessment submitted due to the large tree to the south of the site. The report would be conditioned within any approval granted.

However, the Team requested further discussions regarding the pruning of the tree and expect the tree work to be completed to British standards by a qualified arborist. The applicant agreed to the work being carried out by an appropriately qualified arborist to the required British Standards. The Arboricultural Team were happy with the acknowledgement of the requirement for the British standard adherence.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

Bin storage 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 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:

- Tree Survey- Arboricultural Impact Assessment, report no. LTM0846.AIA.01, stamped as received by the City Council as Local Planning Authority on 13 July 2023.

- Drawing- Proposed- Floor Plan, numbered 2320-04 REV C, stamped as received by the City Council as Local Planning Authority on 11th September 2023

- Drawing- Proposed- Elevation, numbered 2320-05 REV C, stamped as received by the City Council as Local Planning Authority on 11th September 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 en-suite window within the rear roof dormer as shown on the approved 'Drawing- Proposed- Floor Plan, numbered 2320-04 REV A', stamped as received by the City Council as Local Planning Authority on 26 July 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.

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) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed- Elevation, numbered 2320-05 REV C' 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.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS:5837.

Reason - In order avoid damage to trees/shrubs adjacent to the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

1) Foundations shall be ground level pile and beam foundations.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)

41 Kensington Road, Manchester, M21 9WU

48 Grange Road, Manchester, M21 9NY

50 Grange Road, Manchester, M21 9WX

45 Grange Road, Manchester, M21 9NZ

49 Grange Road, Manchester, M21 9NX

42 Kensington Road, Manchester, M21 9AX

44 Kensington Road, Manchester, M21 9NU

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

Area Team Boundary - Name: SOUTH AREA