MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137843/FH/2023
Date registered valid:	22 August 2023
Proposal:	Erection of a two storey side extension and a single storey rear extension; erection of a rear dormer and installation of two rooflights to front.
Address:	69 Cotefield Road, Manchester, M22 1UY
Ward(s):	Woodhouse Park Ward
Applicant:	Mr B. Trybus
Agent (if any):	Mr Stephen Nicholls, Richmond Consultants
Case officer:	Janet Lawless Tel: 0161 234 4535 Email: janet.lawless@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 17.10.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: October 2023

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 23 August 2023 Expired: 13 September 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
The property that is the subject of this householder application is a 2- storey red brick end of terrace dwellinghouse. There are three properties within this terrace.
Number 69 currently has a porch to the front, and a mix of lawn and tarmac/ gravel driveway that runs to the front and alongside the property. There is a single storey extension at the end of the driveway which houses a storage area and kitchen. In addition, there is a small conservatory to the rear along the common boundary with number 71 Cotefield Road.
The boundary treatments comprise of 1.8m high concrete post and timber panel fence as a separating boundary and 1 m high concrete post and timber panel fence along the front to the back of pavement. There is a ginnel at ground floor that gives access to the rear garden for number 71 Cotefield Road, this being the middle property.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area
The area is predominantly residential with Cotefield Road becoming Jenner Road which comprises of mainly 2 storey properties, interspersed with some three storey apartment blocks around the corner on the other stretch of Cotefield Road, these are all a more recent addition.

Description of development
The proposal is for the erection of a 2- storey side extension together with a single storey rear extension and a rear dormer. The existing single storey rear extension would be demolished to facilitate the development. The dormer would only be proposed on the existing rear roof slope of the original property.

The accommodation created would be a new garage and open plan kitchen to the ground floor, and additional bedroom and en-suite to the first floor and an additional bedroom within the dormer roof-space. The materials to be used would match those of the existing property.

Consultations & Notification Responses
Local residents were informed- no representations have been received.

Issues

POLICIES
UNITARY DEVELOPMENT PLAN SAVED POLICIES
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 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 the original buildings)
b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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 car 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 (12ft) in length

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 (5ft) 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.

The National Planning Policy Framework

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places.
It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)
Policy SP1 identifies 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 including:-
- 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 or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 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:-
- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

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.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on- going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;
2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area.

This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES

Principle
The principle of extending an existing residential property to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity. and upon the character of the area.

Residential Amenity.
The submitted application is for the erection of a two -storey side and single storey rear extensions together with a rear roof dormer. There is also an extended canopy/porch on the front elevation. The extensions to the existing dwellinghouse would provide additional living accommodation in the form of garage, open plan kitchen, 2 additional bedrooms and an en-suite bathroom.

The extension to the side would be set back slightly from the front set down slightly from the roof and would retain a 1m gap to the common boundary with number 2 Jenner Road, which is also on a staggered building line being set quite far forward of number 69 Cotefield Road. The property at number 69 is also set slightly lower than the new properties at 2 Jenner Road. The 2 storey side ends at the rear building line of the original dwellinghouse. There are no windows proposed in the side elevation of the extensions, with these being in the front and rear elevations overlooking the applicants own garden. It is not considered that the proposal would have a detrimental impact upon overlooking or loss of privacy for number 2 Jenner Road. It would project from the rear building line by 3.5 metres with the side extension having a width of 4 m and the rear single storey having a width of 6m. The roof would remain as a gable and would have a small set down from the existing ridge line of the host property. Given the staggered building line and the gap retained to the boundary it would not result in any terracing effect. The potential development gap would still be capable of being shared by both properties. The rearward projection is relatively modest and being set in at the first floor from the adjoining semi -detached, and as such it is not considered that there would be any negative impacts arising from overlooking, loss of light or loss of privacy, and the proposals would not have a detrimental impact upon the level of amenity currently enjoyed by the occupants of the neighbouring properties.

The dormer proposed on the rear roof slope is modest and is restricted to the original roof slope only and does not extend sidewards over into the new roof. The size of the dormer is such that in isolation it could have been implemented under Permitted Development Rights, however, is proposed as part of the proposed works and therefore forms part of the assessment of the overall development. There are no windows proposed in the side cheeks of the dormer with the windows being in the rear elevation looking over the applicants own garden only. There are no windows proposed in the side cheeks of the dormer with the windows being in the rear elevation looking over the applicants own garden only. It is set in well off the boundary with the adjoining property at number 71 Cotefield Road. It affords no greater views into or out of the window than can already be achieved from the first floor bedroom windows.

Visual Amenity
The property at the other end of the terrace namely 73 Cotefield Road has a similar appearance on the frontage within the street scene, however this is as originally built. The next set of properties on from number 69 Cotefiled Road are the new contemporary brick and render dwellinghouses and as such the visual character of the elevations change on commencement of this next block in any event. The materials to be used would match those of the existing house,

the modest extensions retain subservience and it is not considered that the proposal would have a detrimental impact upon the character of the property itself, the area within which it is located nor upon the visual amenity of the neighbouring properties.

The dormer is a common feature on other properties in the area, and cannot be readily viewed from within the street scene and is not considered to have a detrimental impact upon the visual amenity of the property itself nor of the area within which it is located.

The proposal would post development retain a good- sized amount of usable amenity space for the occupants of number 69 Cotefield Road, without impinging on the private space of the neighbouring properties.

The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

Design and Siting- The design is similar to other properties within the particular terrace and consideration has been given to the proposed siting reducing the bulk and massing on the common boundaries. The extensions are modest and have been designed to be sympathetic to the existing properties. The canopy to the front is lightweight and similar to others that have been erected within the area and is considered acceptable. The dormer is not an alien feature within the area and is of modest size retaining subservience to the property, the materials would match those of the existing property and the design and siting is considered acceptable.

Bin Storage- The bins are currently stored in the rear garden. This has not been covered in the detail as to where the bins would be stored post development. As such a condition requiring the details of the design and location of an appropriate bin store will be attached to any consent granted.

Parking- The proposal will retain space for in curtilage parking to the front of the property. Provision of one space in curtilage is achieved and this is in line with national and local policy.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for 69 Cotefield Road.

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 there were no additional negotiations required, and the application has been determined in a timely manner.

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:
site Location Plan received 14th August 2023
CR103 - Floor Plans received 14th August 2023
CR104- Upper Floor Plans received 14th August 2023
CR105- Elevations received 14th August 2023

Reason - To ensure that 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 building in type, size, colour and texture, and as stated on the Householder Application Form.

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) The application property and alterations hereby approved shall be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

5) 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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

85 Cotefield Road, Manchester, M22 1UY
87 Cotefield Road, Manchester, M22 1UY
77 Cotefield Road, Manchester, M22 1UY
71 Cotefield Road, Manchester, M22 1UY
2 Jenner Road, Manchester, M22 1WR
1 Hobbs Drive, Manchester, M22 1WS
67 Cotefield Road, Manchester, M22 1UY
65 Cotefield Road, Manchester, M22 1UY

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 15M
Area Team Boundary - Name: SOUTH AREA