

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136677/FH/2023

Date registered valid: 7 June 2023

Proposal: Erection of a two storey side extension to form additional living accommodation.

Address: 18 Moorland Road, Manchester, M20 6BD

Ward(s): Didsbury East Ward

Applicant: Tayeba Jaleel

Agent (if any):

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **01.08.2023**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 June 2023

Standard consultations:

Printed: 16 June 2023 Expired: 7 July 2023

Neighbour notifications

Printed: 15 June 2023 Expired: 6 July 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a brick built, semi-detached dwelling in the residential area of Didsbury East, Manchester. The property benefits from an area of hardstanding to the front of property alongside an existing single storey attached side garage and ground and first floor bay window along the front elevation. The rear garden comprises a side storey rear extension covering the full width of the property's curtilage finished with a flat roof profile and brickwork to match existing. Further, a rear roof dormer has also been constructed on the original roofspace. The remaining rear garden is a grassed area. Boundary treatment in the form of timber fencing occupy the shared and rear boundary treatment.

The remainder of the area is predominantly residential in nature with houses along Moorland Road benefitting from single and two storey extensions with similar size and design.

Description of development

The application seeks planning permission for the erection of a two storey side extension to form additional living accommodation.

Planning History

114845/FH/2016 Erection of single-storey side and rear extension, change of roof from hip to gable to include rear roof extension, and front porch, to form additional living accommodation. APPLICATION APPROVED 02.03.2017

Consultations & Notification Responses

Local residents were notified and one response was received. The objector comments are summarised below:

We have three principal concerns about this application.

- 1) the considerable disruption to our cul-de-sac in terms of access and noise while the work is taking place.
- 2) The affect on light, space and aspect from our property, and particularly that of the adjoining neighbour (no.16), who is visually impaired.
- 3) the danger of a 'chain reaction' of extensions on that side of the street if this one is approved.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

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.

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
- 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

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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Issues

Principle

The proposed application is for a two storey side extension this is considered acceptable as many people prefer to extend their homes rather than move in order 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's properties' residential amenity.

Residential and Visual Amenity

The proposed two storey side extension will replace the existing single storey side extension's footprint and includes a 1.5metre setback from the principal elevation along the first floor and a metre dropdown level from the original ridge roof height preventing a terracing impact and making the extension subservient to the original dwelling.

The proposed extension would have approx. dimensions of Height x Width x Depth. The extension would replace the existing single storey garage and be built into the single storey rear's footprint (Please see Figure 1 below). The extension would run alongside the northern shared boundary with no. 16 Moorland Road.

Given the existing layout of Moorland Road, the proposed scheme would have potential impact on no.16 Moorland Road, however consideration has been given to its height, size and massing of the proposal and any impact it may have on the neighbouring property. The proposal would flank the existing boundary, leaving a distance of metres to the original rear elevation and will be situated within the application's curtilage. Given the small scale nature of this two storey side extension it is deemed that an overbearing feature would not become present along the boundary.

Further, given the existing built form and relationship with no.16 Moorland Road and the small scale addition of the proposal it is not anticipated to create significant overshadowing or loss of light implications for the neighbouring property. However, some shadowing concerns may be present during the late afternoon early evening sun but this is alleviated during the other parts of the day and would not affect the rear amenity space in any significant terms. Therefore, the proposal is not considered to provide undue harmful impacts to the residential amenity, pursuant to Core Strategy Policies SP1 and DM1.

The proposed extension would be visible from Moorland Road's streetscene, but given the extension is setback 1.5metres from the principal elevation along the first floor, and the dropdown in height it is deemed that the proposed extension would be subservient to the existing house and would have an acceptable appearance. The proposal would match the existing dwelling in terms of materials. For these reasons, it is considered that the proposed extension would not adversely affect visual amenity within the area.

Fenestration elements are situated along the front and rear elevation overlooking the driveway and the rear garden retaining neighbouring occupiers levels of privacy. A condition shall be applied to any approval regarding no further windows along the proposal.

Height Scale and Massing

The height of the proposed two storey side extension relates to the height parameters of the existing building. The height of the proposed extensions have tied in with the existing building. The proposal includes an acceptable footprint of the extensions that is deemed appropriate for

the application site, and it is considered that the proposed extensions responds well to the dimensions, design and siting of the neighbouring properties.

The materials of the proposed extensions will be finished to match the existing dwelling in type, shape and colour and a condition to match will be applied to any approval. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents. Car Parking The proposed development would not affect the existing off-street car parking arrangements within the application property.

Car Parking

The proposed development would not affect the existing off-street car parking arrangements within the application property.

Waste Management

It was noted during the site visit on 26 June 2023 that the bins are stored within the front amenity space therefore in order retain neighbour's visual amenity impacts a bin storage will be attached, in accordance with policy DM1.

Objectors Comments

As mentioned above the application received one objection letter, one of the points raised is not considered within the planning jurisdiction regarding the chain reaction point. Each application is assessed on its own merits. Secondly, the disruption and noise issue, this would only be short term to allow for building works to be completed and is not considered to be a significant concern given the small scale residential extension. Lastly, the light and space concern has been addressed within the residential and visual amenity section of the report.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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 drawings and documents: Local plan and drawings numbers:

Drawing- Location Plan

Stamped as received by the City Council as Local Planning Authority on 31 May 2023

Drawing- Elevations and Floor Plans

Stamped as received by the City Council as Local Planning Authority on 31 May 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 (2012).

- 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) 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 interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

- 5) Details of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority. The approved bin store shall be implemented and be in place prior to the first use of the extension 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

The Moorland Road Scheme
The Moorland Road Scheme

16 Moorland Road, Manchester, M20 6BD
35 Moorland Road, Manchester, M20 6BB
20 Moorland Road, Manchester, M20 6BD
Flat 18, 30 Beaver Road, Manchester, M20 6SX
Flat 17, 30 Beaver Road, Manchester, M20 6SX
37 Moorland Road, Manchester, M20 6BB
39 Moorland Road, Manchester, M20 6BB

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA