

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138123/FH/2023

Date registered valid: 29 September 2023

Proposal: Erection of a single storey rear extension together with the installation of a rear roof dormer.

Address: 8 Orchard Road East, Manchester, M22 4ER

Ward(s): Northenden Ward

Applicant: Mr Fraser Buchan

Agent (if any): Mr Ian Grainger Blu Room Architecture

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

Recommendation: Approve

Date of recommendation: 22 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 October 2023

Standard consultations:

Printed: 3 October 2023 Expired: 24 October 2023

Neighbour notifications

Printed: 2 October 2023 Expired: 23 October 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 8 Orchard Road East within the south Manchester ward of Northenden. The application site relates to a semi-detached, two storey, red brick dwellinghouse of an Edwardian period with bay windows and gable. The property benefits from a small off street driveway and a shared passage with the neighbouring property leading to the rear amenity space. Amenity space to the rear of the property is characterised by a paved patio, grassed garden with an outbuilding used as a home office. The property benefits from a two storey outrigger to the rear of the property.

Description of development

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

The single storey rear extension would infill the space on the ground floor between the two storey outrigger up to the common boundary with the adjoining neighbour. The proposal would have approximate dimensions of Height: 3.6 x Length: 2.5 x Width: 3.4 metres. The extension would create an open kitchen/dining room and involve the insertion of a window and set of sliding doors within the rear elevation, and two skylights within the flat roof plane.

The rear roof dormer would have approximate dimensions of Height: 2.2 x Length: 4 x Width: 5.7 metres. The proposal would create an en-suite and bedroom and would involve the insertion of two windows within the rear elevation of the property.

Materials to be used throughout the proposal would include:

- Brickwork to match host property for extension
- Composite cladding for dormer walls- The agent provided a specification of the cladding to be used and would be a Coastline Composite cladding 203mm x 5m in an anthracite grey colouration- <https://www.tradesuperstoreonline.co.uk/products/coastline-composite-cladding-203mm-x-5m>
- Flat roof GRP and coping stone tiles for extension and dormer
- UPVC/aluminum windows and doors (as existing have UPVC windows and doors).

Three roof lights within the front plane of the host property are shown on the proposed plans. This element of works could be achieved through the route of Permitted Development and is not assessed within the application.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Flood Risk Management Team

The Flood Risk Management Team were consulted and provided the following response: The site is within Flood Zone 1 and low risk of surface water flooding. Based on the provided evidence, we recommend no drainage condition for this application. The drainage of the site can be approved and we suggest the following informative to be included within the Decision Notice:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Issues

POLICY

The National Planning Policy Framework (September 2023)

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
- b) a social objective and
- c) an environmental objective.

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

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

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), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

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 CABE 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.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

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.

The following policies are relevant:

- i.JP- S1- Sustainable development
- ii.JP- S2 – Carbon and energy
- iii.JP- S5 – Flood risk and the water environment
- iv.JP- H1 – Scale, distribution and phasing of new housing.

ISSUES

Principle of Development

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

Single storey rear extension:

The single storey rear extension would infill the space on the ground floor between the common boundary with the adjoining neighbour and the existing outrigger. As such, the proposal would be sited against the shared boundary with no.6 Orchard Road East. The neighbour also benefits from a two storey rear outrigger. The proposal could result in a tunnelling impact to the neighbouring property to their two ground floor rear windows. However, given the proposal is only single storey and the projection would be only 2.5 metres, any loss of light/ overbearing implications would be limited. No adverse privacy implications would occur for this neighbour since no windows would be inserted in the side elevation of the proposal. 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.

Since the built form would not extend further forwards than the existing side wall of the applicant's outrigger, no.10 Orchard Road East would not be impacted by the proposal.

As the proposal is single storey only, it would not give rise to any adverse implications to the properties to the rear of the applicant property, along Chretien Road.

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 rear dormer would look onto the rear of properties along Chretien Road. However, given the 9.5 metre distance from the rear dormer to the rear boundary of the applicant site, any overlooking opportunities would be limited. Further, one of the windows within the dormer would relate to an en-suite. To protect the privacy of the applicant, the en-suite window would be conditioned within the decision notice as being obscure glazed.

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 or overpowering feature to the property or to the neighbouring properties to the rear.

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

Design and Appearance

Single storey rear extension:

The rear extension has a projection of 2.5 metres and is therefore pursuant to Policy DC1.3 of the UDP. Further, the extension respects the existing form of the two storey outrigger and does

not project further forward than the existing built form. As such, the form and design is considered appropriate and therefore pursuant to Policy DC1 of the UDP.

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 and a similar structure could have been obtained through the route of Permitted Development.

Materials:

The materials to be used has been listed within the report previously. All materials would match the host property as close as possible, except the use of the composite cladding for dormer walls. The agent provided a specification of the cladding to be used and would be a Coastline Composite cladding 203mm x 5m in a anthracite grey colouration-

<https://www.tradesuperstoreonline.co.uk/products/coastline-composite-cladding-203mm-x-5m>

Although the dormer cladding material would contrast the existing roof tiles at the property in colour and material, given the dormer would not be easily seen from the streetscene, the material chosen is considered acceptable in this instance.

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.

Car Parking

Car parking provision would not be impacted by the proposal.

Bin Storage

No change to bin store arrangements would occur.

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:

-Application Form, stamped as received by the City Council as Local Planning Authority on 18 September 2023.

-Drawing- Existing & Proposed- Plans, numbered 01-06, stamped as received by the City Council as Local Planning Authority on 29 September 2023.

-Correspondence- Example of Dormer Material, stamped as received by the City Council as Local Planning Authority on 16 October 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 proposed rear roof dormer as shown on the approved 'Drawing- Existing & Proposed- Plans, numbered 01-06', stamped as received by the City Council as Local Planning Authority on 29 September 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 Application Form and within the 'Correspondence- Example of Dormer Material' 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.

Informatives

1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

10 Orchard Road East, Manchester, M22 4ER
5 Chretien Road, Manchester, M22 4ES
9 Chretien Road, Manchester, M22 4ES
7 Chretien Road, Manchester, M22 4ES
7 Orchard Road East, Manchester, M22 4FQ
6 Orchard Road East, Manchester, M22 4ER
9 Orchard Road East, Manchester, M22 4FQ

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: SOUTH AREA