

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136090/FH/2023

Date registered valid: 28 September 2023

Proposal: Erection of a part-single / part-two storey side and rear extension together with roof alterations to existing single storey rear extension.

Address: 31 Arthog Road, Manchester, M20 6HR

Ward(s): Didsbury East Ward

Applicant: Mr Andrew Nickson

Agent (if any): Mr Colin Williams, Alpha Design

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

Recommendation: Approve

Date of recommendation: 20 November 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06 October 2023

Standard consultations: No consultations have been printed and sent.

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: 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, a paved front driveway, a front porch canopy, a part-single / part-two storey side and rear extension and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. View along side of property.



Figure 3. Rear elevation.



Figure 4. Shared boundary with No.29 Arthog Road.



Figure 5. Shared boundary with No.33 Arthog Road.



Figure 6. Rear garden.



Figure 7. View along side of property.

Description of area

Arthog Road is a residential street situated within the Didsbury East ward of Manchester, close to Didsbury Park, Didsbury Village Metrolink tram-stop, and Barlow RC High School. The area is predominantly residential in terms of its character, consisting of terraced and 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 together with roof alterations to existing single storey rear extension.

Planning History

F14450 - Extension to kitchen and store at side of house – **PERMITTED DEVELOPMENT** (03.11.1980).

063357/FH/SOUTH2/01 - form additional bedrooms – **APPROVED** (02.01.2002).

087684/FH/2008/S2 - Erection of a single storey rear extension and first floor balcony to side and rear with associated balustrade and timber screens – **APPROVED** (12.11.2008).

098986/FH/2012/S2 - Erection of first floor rear extension and installation of balcony with associated roof works -**APPROVED** (15.06.2012).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

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.

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

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 together with roof alterations to the existing single storey 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. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage and parking.

Siting, scale, and massing – the part-single / part-two storey extension would be sited at the side and rear of the property, wrapping around its southeastern and southwestern elevations, adjoining the existing part-single / part-two storey side and rear extension.

At ground floor level, the extension would project 3.195m rearwards, with a total length / depth of 7.759m, set back from the front of the property of 3.078m, sideward projection to the front of 1.431m, sideward projection to the rear of 6.812m, hipped roof height of 3.387m, and eaves height of 2.463m. A gap of 0.943m would be maintained to the boundary shared with No.33 Arthog Road.

At first-floor level, the extension would be set back 4.924m from the front of the host dwellinghouse, with a rearward projection of 3.195m, length / depth of 6.511m, sideward projection to the front of 1.072m, sideward projection to the rear of 6.812m, dual pitch roof height of 6.317m (set at the same level as the existing extension, 1.243m below the ridge of the host dwellinghouse), and eaves to match the existing.

The extension would therefore represent a sizeable addition to the property, when considered alongside the previously approved developments. However, in these circumstances, the siting, scale, and massing of the proposal is considered acceptable given the plot's spacious curtilage, which is able to adequately accommodate the addition without compromising the property's private outdoor amenity space as well as causing less than substantial harm to the visual and residential amenity of the area.

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

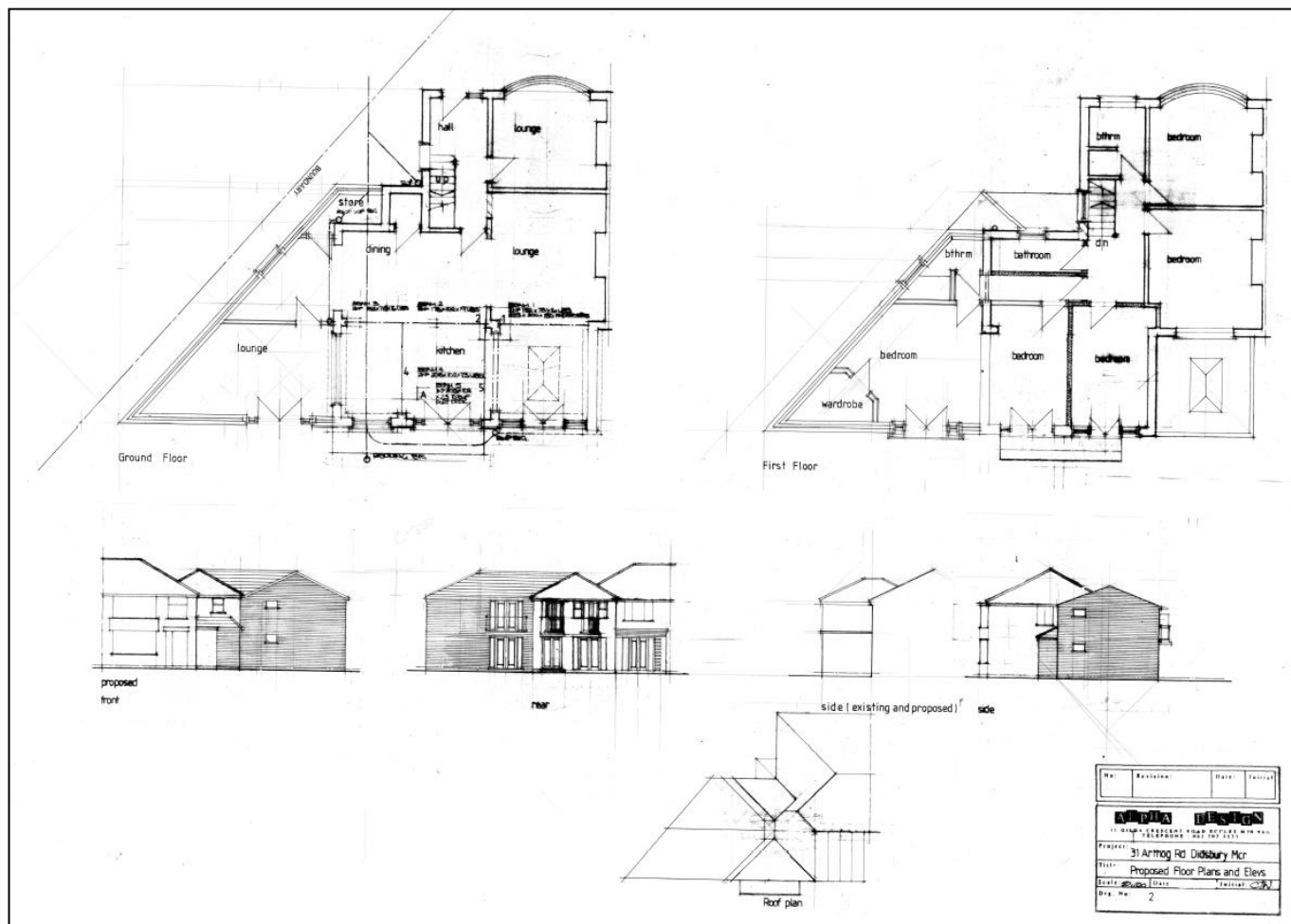


Figure 8. Submitted proposed plans and elevations.

Appearance and visual amenity – the extension would be built of facing brickwork and antique red pantiles to match the existing, in addition to uPVC windows and doors.

At ground floor level, the extension would feature one set of inward-opening doors (framed by windows) to its rear, and one window to its side elevation facing No.33 Arthog Road (which has been conditioned to be obscurely glazed). Its front elevation, facing onto the street, would be blank and featureless.

At first-floor level, the extension would also feature one set of inward-opening doors (framed by windows) with a Juliet balcony to its rear, and one window to its side elevation facing No.33 Arthog Road (which has been conditioned to be obscurely glazed). Its front elevation, facing onto the street, would be blank and featureless.

The proposal is considered to be relatively standard in terms of its design and scale for developments of this type as well as being in-keeping with the overall precedent of residential extensions in this locale. Moreover, though it is acknowledged that elements of the proposal would be visible within the street scene, the extension's use of matching materials is believed to mitigate any potential visual harm caused as the development's appearance should blend with that of the host dwellinghouse, thus avoiding forming a prominent, visually incongruous feature.

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

Residential amenity – it is acknowledged that the proposed extension may cause a degree of harm in terms of loss of light and overshadowing to those occupying No.33 Arthog Road as it

would be sited in close proximity to the existing part-single / part-two storey front, side, and rear extension present at this site. In particular, it is considered that the proposal would be likely to affect No.33's ground floor and first floor side windows. However, given that the rooms associated with the first-floor windows would receive adequate / alternative light through their associated skylights, in combination with the fact that the ground-floor window was not detailed in the approved plans of said extension under planning permission 125310/FO/2019 with the associated room being alternatively serviced by a set of large sliding doors to the rear, it is understood that this harm would be less than substantial. Moreover, though the proposal would include both ground floor and first floor windows in the side elevation facing No.33, these have been conditioned to be obscurely glazed so as to protect the privacy of neighbouring residents.

In addition, no objections were received in response to this application.

The proposal is therefore considered acceptable in regard to its less than substantial effect upon residential amenity, thereby according with Core Strategy policies DM1 and SP1 and saved policy DC1 of the UDP.

Waste storage – the current waste storage arrangements would be unaffected by the proposal as external access to the rear of the property would be retained.

Parking – the current parking arrangements would be unaffected by the proposal as the existing driveway space would be retained.

Other matters – the proposal also includes alterations to the roof form of the existing single storey rear extension, amending its mono pitch roof to a flat roof form with a projecting roof lantern.

This alteration is considered acceptable given its minimal impact upon the visual and residential amenity of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance and visual amenity, 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 following documents:

- 'Proposed Floor Plans and Elevs', numbered '2', stamped as received by the City Council as Local Planning Authority on the 17th October 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 ground floor and first floor windows in the side elevation facing No.33 Arthog Road 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.

Appendix 1 – List of consultees & neighbours notified

33 Arthog Road, Manchester, M20 6HR
29 Arthog Road, Manchester, M20 6HR
24 Arthog Road, Manchester, M20 6HG

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