

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137189/FH/2023
Date registered valid: 6 June 2023
Proposal: Erection of single-storey rear extension to provide additional living accommodation
Address: 154 North Road, Manchester, M43 6JP
Ward(s): Clayton & Openshaw Ward

Applicant: Mr Kek Kong Ho
Agent (if any): Mr Barry Tang Tang and Associates Ltd - Chartered Architects
Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 26 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 June 2023

Standard consultations: Printed: 8 June 2023 Expired: 29 June 2023

Neighbour notifications: Printed: 8 June 2023 Expired: 29 June 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 single storey detached C3 dwellinghouse comprising red brick and white render with mock Tudor detailing to its principal elevation and a grey concrete tile dual pitch roof. The property features white uPVC windows, a spacious front driveway bordered by a low-level red brick wall with black iron railings, a front-facing dormer window, a raised platform / decking area to the rear, and a detached outbuilding situated within the rear garden. *It should be noted that this description provides details of the property prior to any works being undertaken.*



Figure 1. Principal elevation of property.



Figure 2. Rear garden.



Figure 3. Rear elevation of property.



Figure 4. Proposed site of development.

Description of area

North Road is a residential street situated within the Clayton & Openshaw ward of Manchester, close to Hewlett Johnson Playing Fields, Clayton Methodist Church, and Manchester Table Tennis Club. The area is primarily residential in terms of its character, consisting of a mixture of detached, semi-detached, and terraced residential properties as well as featuring a number of apartment complexes and religious buildings.

Description of development

The applicant has submitted a part-retrospective application for the erection of a single storey rear extension to provide additional living accommodation.

Planning History

No previous planning history.

Consultations & Notification Responses

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

Tameside Metropolitan Borough Council – 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

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 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 single storey extension would be sited at the rear of the property, facing south / south-east, adjoining the existing raised decking area. It would project 10.16m rearwards from the host dwellinghouse, with a width of 3.035m at its northern end and 5.185m at its southern end. It would feature a dual pitch roof measuring to 3.998m in height, with an eaves height of 3.271m. It would be sited 0.516m off the boundary shared with No.152 North Road. The rear extension would also feature a small porch entrance along its eastern elevation. The porch would project 1.202m outwards from the extension, with a width of 2.015m, mono pitch roof height of 3.42m and an eaves height of 3m. A set of steps would be situated adjacent to the porch entrance, measuring to 0.787m in height, 1.651m in length / depth and 2.015m in width.

The 10.16m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m) by a significant degree, however, is considered acceptable in these circumstances given that the proposal would be sited adjacent to No.152 North Road's lengthy outbuilding which is

The extension's 10.16m rearward projection exceeds the limit stipulated within policy DC1 of the UDP (of 3.65m) by a significant degree, however, is considered acceptable in these circumstances given that the proposal would be sited adjacent to the neighbouring plot's large, detached outbuilding, thus having a minimal effect upon their residential amenity. Moreover, the scheme as it was originally submitted featured an overall height of 5m for the extension. Following negotiations with the agent, this has been considerably reduced to 3.998m, thus limiting the proposal's potential to introduce an overbearing presence into the area and mitigating its potential detrimental impact upon residential amenity. It should also be noted that the erection of the proposed extension would not result in more than 50% of the total ground area (other than the host dwellinghouse) of the curtilage being covered by buildings, thus allowing for adequate private outdoor amenity space to be retained for current and future occupants of the property.

The figure displays six architectural drawings of 154 North Road, arranged in a 2x3 grid. The top row shows 'Proposed' plans, and the bottom row shows 'Existing' plans. The columns represent different levels: G/F (Ground Floor), Loft, and Roof. Each drawing includes a north arrow pointing upwards and a scale bar indicating 1:100. The drawings illustrate the building's footprint, internal layout, and surrounding context, with North Road and a dashed line indicating a boundary.

Proposed G/F Plan 1:100

Proposed Loft Plan 1:100

Proposed Roof Plan 1:100

Existing G/F Plan 1:100

Existing Loft Plan 1:100

Existing Roof Plan 1:100

Figure 5. Submitted existing and proposed plans.



Figure 6. Submitted existing and proposed elevations.

Appearance and visual amenity – the extension would be built of brickwork, roof tiles, windows, and doors to match the existing.

Its northern elevation, facing the driveway of No.152 North Road, would feature one window, whilst its southern elevation, facing the rear garden of No.493 Edge Lane, would feature two windows. These have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers. The eastern elevation of the extension would feature 3 windows and the projecting porch, whilst the western elevation would be blank and featureless. The projecting porch would feature one inward-opening door along its eastern elevation, and one window on each of its side elevations.

The proposal would be in-keeping with the existing precedent of residential extensions in this area and would utilise materials that would be in-keeping with those already present at the property. Sited at the rear of the property, the extension would only be visible from specific viewpoints along Edge Lane and, as such, should not feature prominently within the street scene. The overall character of the property and its surrounding area would therefore not be significantly harmed by these works.

The design and appearance of the proposed development therefore accords with Core Strategy policies DM1 and EN1 as well as chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

Residential amenity – given that the extension would be single storey, with a maximum height of 3.998m, as well as being sited south of the host dwellinghouse and adjacent to a shared boundary with a property that possesses a large outbuilding located against the boundary, the proposal should not cause an undue loss of light for neighbouring residents, nor introduce an overbearing presence into the area. Moreover, though the proposal includes windows which

face into the neighbouring plots, these have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers. In addition, no objections have been received in relation to this application.

The proposal therefore accords with Core Strategy policies DM1 and SP1 due to its minimal impact upon residential amenity.

Waste storage – the current waste storage arrangements would be unaffected by this proposal.

Parking – the current parking arrangements would be unaffected by this proposal.

Conclusion – given the above issues, it is considered that the proposed extension is acceptable in terms of its principle, siting, scale and massing, appearance and impact upon existing levels of visual and residential amenity as well as 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. 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 documents labelled:

- 'Existing & Proposed Elevations', numbered '9835/121 REV D', stamped as received by the City Council as Local Planning Authority on the 3rd July 2023.

- 'Existing & Proposed Plans', numbered '9835/111 REV D', stamped as received by the City Council as Local Planning Authority on the 3rd July 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 window in the northern elevation of the extension, facing the driveway of No.152 North Road, and the proposed ground floor windows in the southern elevation of the extension, facing the rear garden of No.493 Edge Lane, 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.

5) The extension as shown on the drawings numbered '9835/121 REV D' and '9835/111 REV D', stamped as received by the City Council as Local Planning Authority on the 3rd July 2023, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.154 North Road, M43 6JP.

Reason - To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) 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 - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

7) 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 development hereby approved other than those shown on:

- 'Existing & Proposed Elevations', numbered '9835/121 REV D', stamped as received by the City Council as Local Planning Authority on the 3rd July 2023.

- 'Existing & Proposed Plans', numbered '9835/111 REV D', stamped as received by the City Council as Local Planning Authority on the 3rd July 2023.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy .

Appendix 1 – List of consultees & neighbours notified

Tameside Metropolitan Borough Council

150 North Road, Clayton, Manchester, M11 4LE
343 North Road, Clayton, Manchester, M11 4NY
152 North Road, Clayton, Manchester, M11 4LE
495 Edge Lane, Droylsden, Manchester, M43 6JN
489 Edge Lane, Droylsden, Manchester
491 Edge Lane, Droylsden, Manchester
493 Edge Lane, Droylsden, Manchester
1 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
2 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
3 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
4 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
5 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
6 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
7 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
8 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
9 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
10 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
11 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
12 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
13 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
14 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
15 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
16 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
17 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
18 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
19 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
20 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
21 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
22 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
24 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
25 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
26 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
27 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
28 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
29 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
30 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
31 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
32 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
33 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
34 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF
35 Trenchard Court, Edge Lane, Droylsden, Manchester, M43 6JF

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA

