

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137059/FH/2023

Date registered valid: 31 May 2023

Proposal: Erection of part single, part two storey side and rear extension to form additional living accommodation, together with a front porch

Address: 11 Rothesay Road, Manchester, M8 4JA

Ward(s): Crumpsall Ward

Applicant: Kenig

Agent (if any): Sam Golding, Gold Sketch Studios Ltd

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

Recommendation: APPROVE

Date of recommendation: 24.08.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06 June 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 June 2023 Expired: 28 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a brick built, semi-detached dwelling in the residential area of Crumpsall Manchester. The property has a light brown Tyrolean stoned rendered finish along the front elevation at first floor level. The property benefits from a small front garden, ground floor small bay window and an area of hardstanding to the side of the property. The rear garden has a paved patio adjacent to the original dwelling with three steps down to a sloping rear garden. The rear garden has a gentle gradient slope towards the rear boundary. Boundary treatment in the form of timber fencing forms the shared and rear boundary treatment.

The wider area is predominantly residential in nature with houses of similar style and design.

Description of development

Consent is sought for the erection of a part single ,part two storey rear and side extension, and front porch extension to form additional living accommodation. The application has been revised since the original submission reducing the overall footprint of the proposed extension and increasing the level of subservience of the extension to the original dwelling.

Consultations & Notification Responses

Local residents were notified however no responses were received.

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 development comprises part single , part two storey rear and side extensions, and front porch extension. This is considered acceptable in principle, 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 properties' residential amenity.

Residential and Visual Amenity

Part single part two storey rear and side extension

As mentioned above the proposed extension has been revised since the original submission. The revised scheme involves a part single part two storey side extension of approx. dimensions of Height 7.2m x Width 1.8m x Depth 10.7M (along ground floor) and 4.9m (along first floor). The extension would run alongside the northern shared boundary with no. 13 Rothesay Road.

In terms of the proposed part single, part two storey side extension and the potential impact on no.13 Rothesay Road, consideration has been given to the height, size and massing of the proposal and any impact it may have on the neighbouring property. The proposal would adjoin the existing boundary terminating at the original rear elevation of the dwelling, situated within

the applicant's curtilage. The proposed side extension abuts the common boundary, however the proposal includes a setback at first floor level on the front elevation measuring approx. 2.7metres and the roof has been lowered from the original ridge height by 0.85 metres to reduce the overall impact in terms of massing to the neighbouring property no.13 Rothesay Road. There are no windows on the side elevation, thereby retaining the privacy levels of the neighbouring property. It is therefore deemed that the proposed part single, part two storey side extension would not cause significant residential or visual amenity harm to the surrounding properties.

The proposed side extension would be visible from within the streetscene in Rothesay Road, but given the extension is setback from the principal elevation, at first floor level, together with the associated dropdown in ridge 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.

The proposed part single, part two storey rear extension would be setback from the principal elevation and be partially built off the proposed side extension. The proposed part single, part two storey rear extension would have approx. dimensions of Height 7.2m x Width 8.2m (along ground floor) and 4.5m (along first floor) x Rearward Projection 4m (along ground floor) and 3.6m (along first floor). The part two storey element of the extension would be sited approx. 1.3 metres and 2.8metres away from the northern and southern shared boundaries, respectively. The set-in dimension, together with the hipped roof profile, would assist in reducing the bulkiness and preventing an overbearing feature along the shared boundaries. It is deemed the set-in dimensions would also alleviate lines of sight loss from the first floor of the neighbouring properties.

Additionally, given the orientation of the properties it is anticipated that no. 13 Rothesay Road may experience some overshadowing within their rear amenity space during the morning and early afternoon sun, however this would be alleviated in the late afternoon and evening and is not considered to be significantly detrimental to residential amenity to warrant a refusal of the application.

Fenestration elements are proposed along the front and rear elevations of the proposal overlooking the rear, and front amenity area. The proposed first floor en-suite window situated along the rear elevation of the part two storey side extension would be obscurely glazed retaining privacy levels for the applicant and neighbouring occupiers. Furthermore, rear windows are proposed along the ground and first floor rear elevation. However, given the distance to the rear boundary (10.6metres) and the relatively long gardens of the dwellings along Park Road that sit directly to the west of the rear boundary, it is not considered that the proposed development would give rise to significant harm the visual amenity of the house or the wider area.

Front porch

The front porch would have approx. dimensions of Height 3.6m x Width 2.6m x Depth 1.4m. The front porch would be positioned in front of the existing doorway and be situated approx. 1.8metres from the northern boundary, however the visual impact against the boundary is not considered to be incongruous. 2 small side facing windows are planned to be inserted into the front porch, however, given the boundary treatment in-between the two properties it is not considered to give rise to the overlooking issues in regard to the neighbour's front amenity space. As the front porch is not for habitable space, this is considered acceptable. No neighbour to the south would be impacted by this element of the proposed development. Furthermore, the porch looks similar to other structures in the immediate area and would not create harm in relation to visual and residential amenity, pursuant to policies DC1, DM1 and SP1.

Overall, the proposal would have not lead to an adverse impact on visual and residential amenity. It is designed to be subservient to the main dwelling and is of relatively modest scale which does not amount to an overdevelopment when seen in the local context.

Height Scale and Massing

The height of the proposed part single, part two storey side and rear extensions appropriately relates to the height parameters of the existing building. The height of the proposed extensions has been tied in with the existing building. The revised proposal includes an acceptable footprint of the extensions that is deemed appropriate for the application site, and it is considered that the proposed extensions respond well to the dimensions, design and siting of the neighbouring properties.

The proposed front extension would fail to meet the General Permitted Development Order for front porches due to the size of the proposed front extension being greater than 3 cubic metres. The proposal is however, considered to be subservient and appropriately scaled and sited for the house, pursuant to policies DC1, DM1 and SP1.

The materials of the proposed extensions would 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, which requires that 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 on street car parking arrangements.

Waste Management

It should be noted that during the site visit the bins were stored along the side of the original dwelling. In the interests of visual amenity and the appearance of the street scene, a bin storage condition will be attached to any approval, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

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 and Block Plan ref. 001 rev. 1 received by the City Council as Local Planning Authority on 04 July 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 extensions, and porch 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 extensions 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) The en-suite first floor window located on the rear elevation of the part two storey side shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

- 6) Detailed designs of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority, prior to occupation of the accommodation hereby approved. 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

7 Rothesay Road, Manchester, M8 4JA
15 Rothesay Road, Manchester, M8 4JA
40 Park Road, Crumpsall, Manchester, M8 4HU
38 Park Road, Crumpsall, Manchester, M8 4HU
42 Park Road, Crumpsall, Manchester, M8 4HU
9 Rothesay Road, Manchester, M8 4JA
13 Rothesay Road, Manchester, M8 4JA

Appendix 2 – Planning constraints

-