

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136907/FH/2023

Date registered valid: 16 May 2023

Proposal: Erection of a first-floor side extension and installation of rear roof dormer.

Address: 10 Patch Croft Road, Manchester, M22 5JS

Ward(s): Sharston Ward

Applicant: Mrs Michelle Prentice

Agent (if any): Mr Matthew O'Brien, Studio2FLA t/a O'Brien & Noel Architects

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

Recommendation: Approve

Date of recommendation: 30 August 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 August 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 8 August 2023 Expired: 29 August 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 grey concrete tile hipped roof. The property features white uPVC windows, including a two-storey bay to the front, a large brick driveway, front porch extension, single storey side and rear extension, and a detached outbuilding situated within a spacious rear garden.



Figure 1. Principal elevation.



Figure 2. Rear elevation.

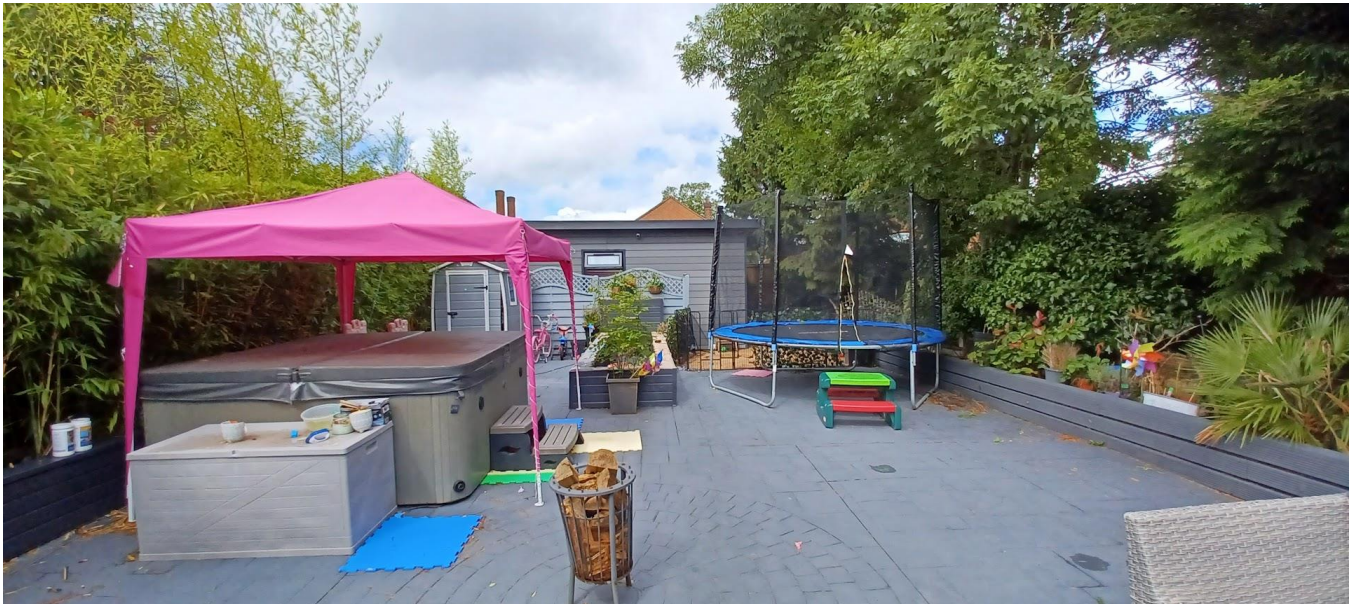


Figure 3. Rear garden.



Figure 4. Shared boundary with No.8 Patch Croft Road.

Description of area

Patch Croft Road is a residential street situated within the Sharston ward of Manchester, close to Atlas Business Park, Simonsway, and Peel Hall Metrolink tram stop. The area is predominantly residential in terms of its character, consisting of a mixture of detached, terraced, and semi-detached residential properties, and benefits from its proximity to public transport links.

Description of development

The applicant is seeking permission for the erection of a first-floor side extension and installation of rear roof dormer.

Planning History

098709/FH/2012/S2 - Erection of single storey front, side, and rear extension to form additional living accommodation – **APPROVED** (11.04.2012).

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

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 first-floor side extension together with a rear roof dormer 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. The principle of the proposal therefore accords with policy DC1 of the UDP; however, consideration must be given to the development’s siting, scale and massing, appearance, and impact upon visual amenity, residential amenity, waste storage, and parking.

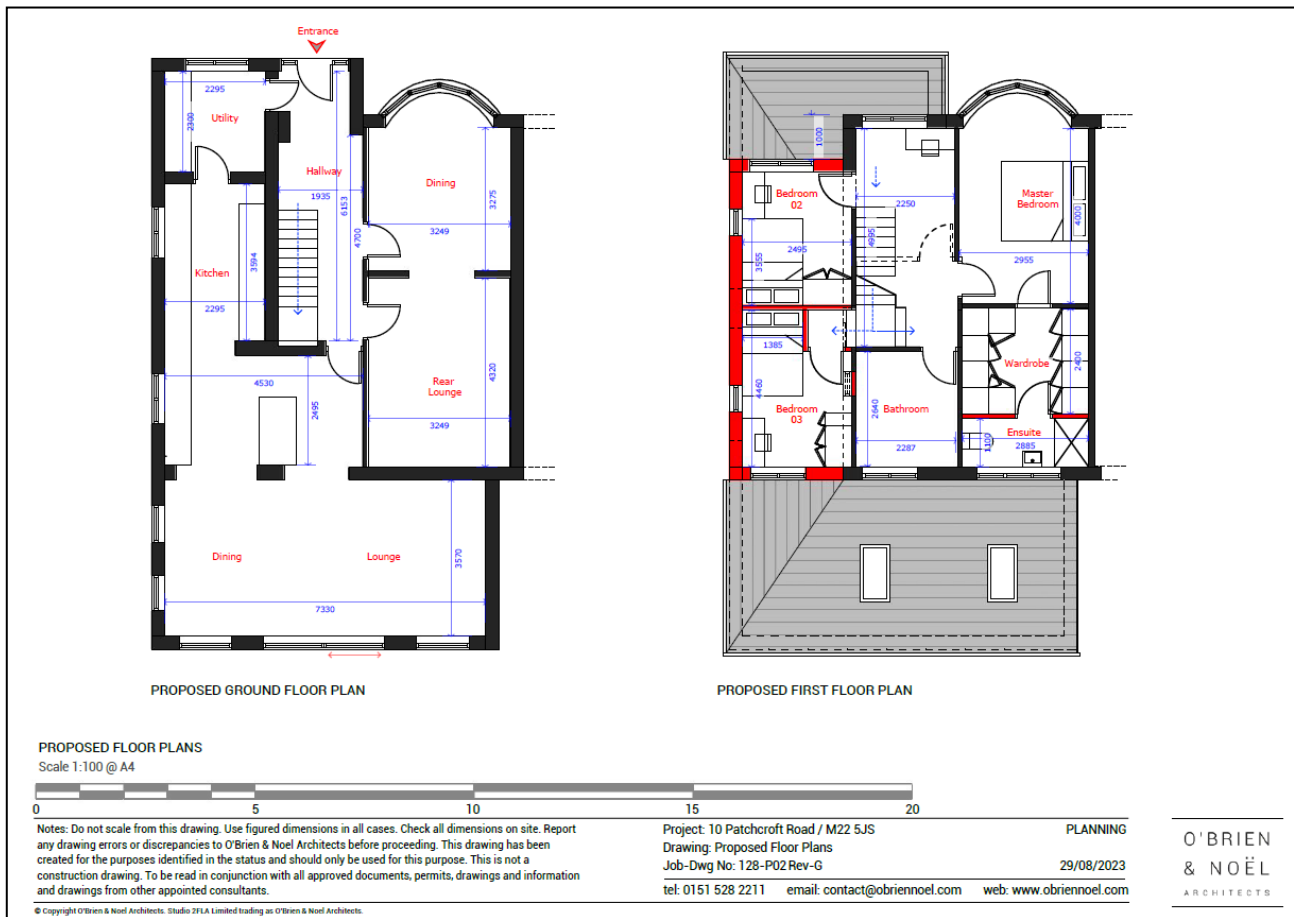


Figure 5. Submitted proposed plans.

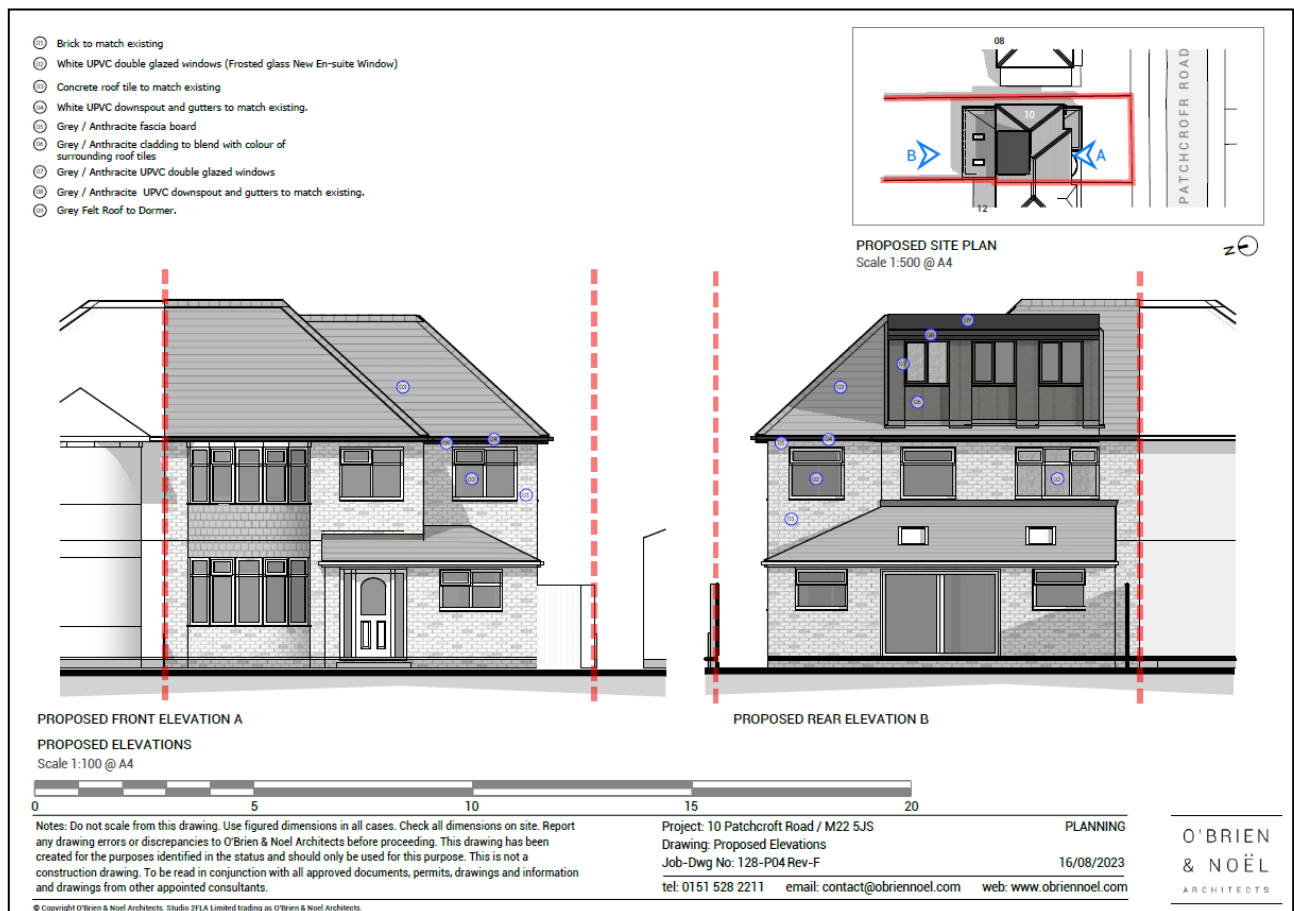


Figure 6. Submitted proposed front and rear elevations.

Siting, scale, and massing – the first-floor side extension would be sited atop of the existing ground floor extension (098709/FH/2012/S2) present at the property, projecting northeast. It would be setback from the property's front elevation by 1m with a total length / depth of 7.316m, width of 2.595m, and height of 8.056m. The extension would be set 0.503m lower than the main roof ridge with eaves to match the existing (measuring to 5.111m above ground level). A 1.288m gap would be maintained to the boundary shared with No.8 Patch Croft Road.

The dormer window would be installed on the rear-facing roof of the host dwellinghouse, facing northwest. It would be set 0.572m below the existing roof ridge (level with the ridge of the first-floor extension) and would be set back 0.395m from the eaves. It would not occupy the full width of the roof, leaving a gap of 0.939m to the boundary shared with the adjoining semi and a gap of 2.935m to the edge of the extension roof. Its dimensions would be as follows: 3.65m in length / depth, 4.823m in width, and 2.581m in height with a resulting volume of 22.72m cubic metres.

Originally, the plans included a relatively minimal set back from the front of the property (measuring to approximately 0.5m), with an overly bulky dormer occupying a portion of the extension's roof rather than the property's main roof slope. This was deemed unacceptable in terms of its impact upon visual and residential amenity due to its potential to create unsatisfactory visual relationships with the neighbouring property as well as its apparent lack of subservience to the host dwellinghouse. These concerns were communicated to the applicant's agent with negotiations taking place to reduce the scale of the proposal, thus mitigating its impact.

The revised scheme includes dimensions which are understood as being subservient to the host dwellinghouse with the proposal being appropriately sited and scaled, ensuring the avoidance of terracing effects within the street scene as well as avoiding the creation of 'excessively large or bulky' additions to the property, pursuant to policies DM1 and SP1 of the Core Strategy and policy DC1 of the UDP.

Appearance and visual amenity – the first-floor side extension would be built of brickwork and concrete roof tiles to match the existing in addition to white uPVC windows. Both its front and rear elevations would feature one window. Its side elevation, facing No.8 Patch Croft Road, would feature two windows. These have been conditioned to be obscurely glazed so as to protect the residential amenity of neighbouring occupiers.

The rear dormer would be built of grey anthracite composite cladding with a grey felt roof and grey anthracite uPVC windows. Its side elevations would be blank, whilst its rear elevation would feature three inset windows.

The proposed developments are considered to be relatively standard in terms of their design and would be in-keeping with the overall precedent for residential extensions in the area. Sited at the side of the property, the first-floor extension would be visible within the street scene, however its use of matching materials should provide a blended appearance with the host dwellinghouse, thus mitigating its overall impact. Moreover, though the dormer's grey anthracite cladding would not match the existing grey concrete tile roof of the property, it is considered acceptable as the dormer would be sited at the rear of the property and, as such, would not be readily visible within the street scene or public realm. The overall character of the property and its surrounding area should 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 and chapter 12 of the NPPF as its impact upon visual amenity is considered to be minor.

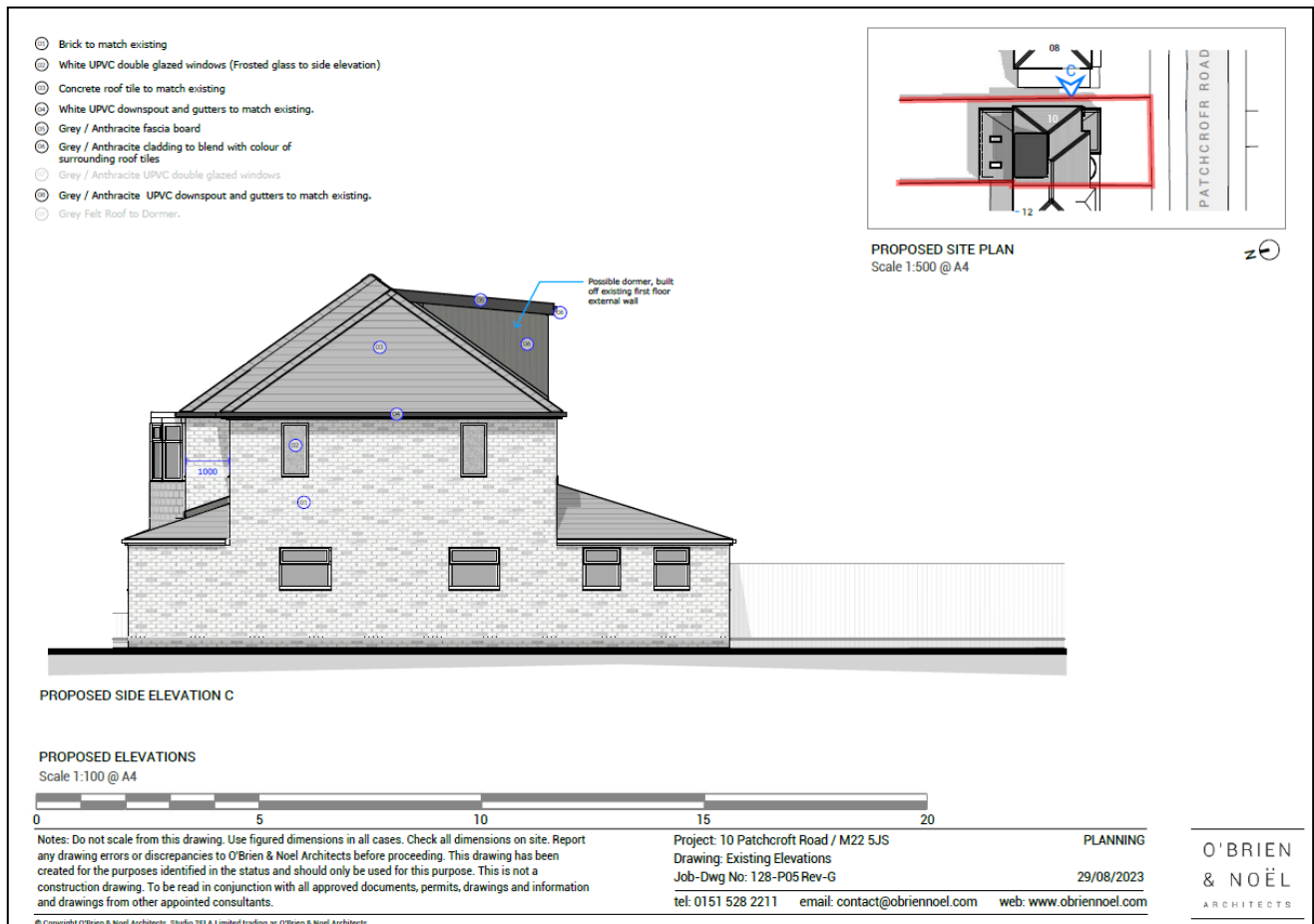


Figure 7. Submitted proposed side elevation.

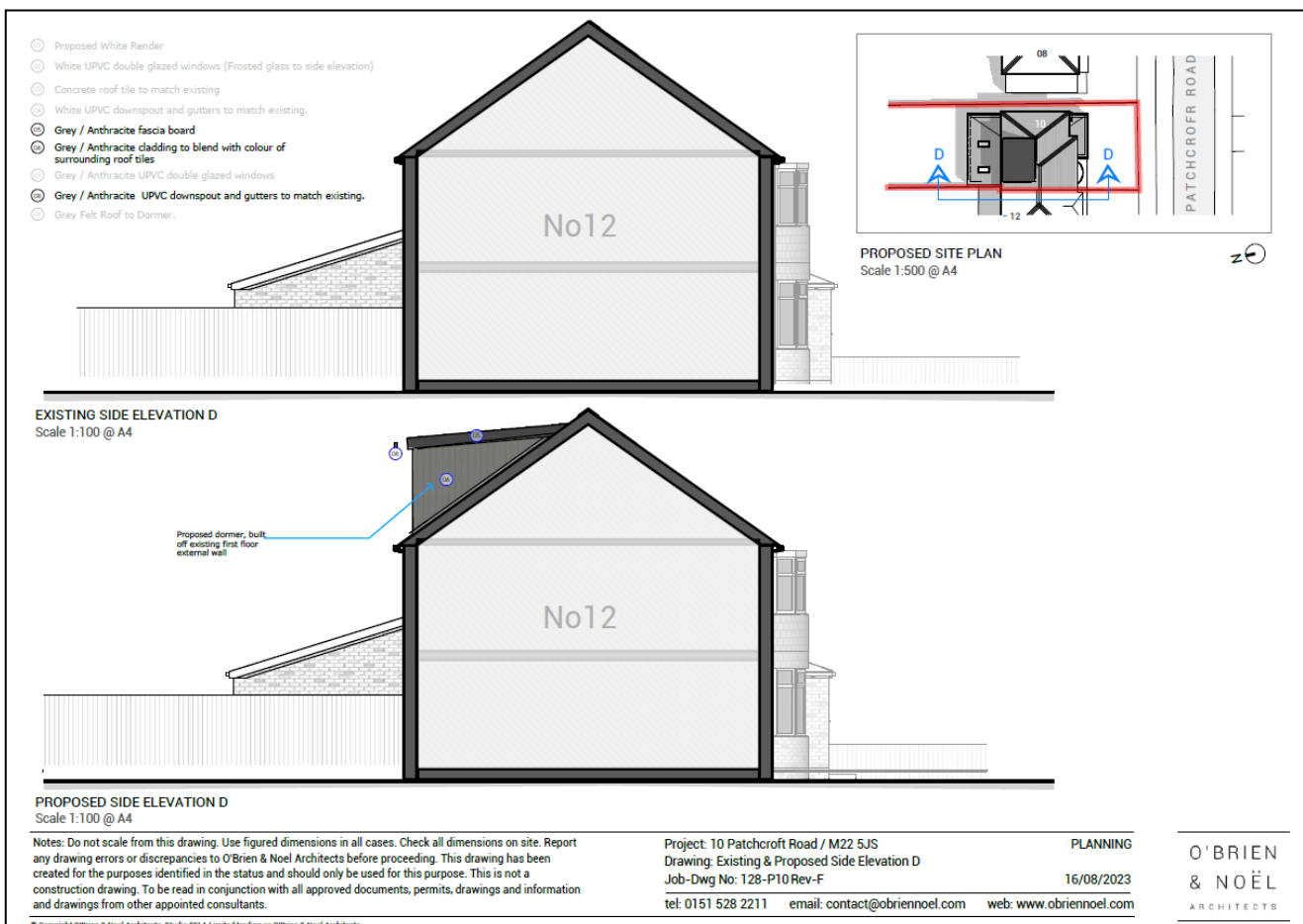


Figure 8. Submitted existing and proposed side elevation.

Residential amenity – given that the first-floor side extension would be sited northeast of the host dwellinghouse, with a maximum height of 8.056m, and a 1.288m gap maintained to the shared boundary, it is believed that the proposal should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area. Moreover, its windows in the side elevation facing No.8 Patch Croft Road have been conditioned to be obscurely glazed, thus ensuring that the privacy of neighbouring occupants would not be compromised by the development.

Due to the siting, scale, and orientation of the rear dormer, it is not considered that it would cause undue harm to residential amenity in terms of loss of light, overshadowing, or loss of privacy, particularly given that the only windows are to be rear facing. These windows would be set back from the eaves and would therefore provide no further degree of overlooking than any existing rear windows at first-floor level and, as such, should not compromise the privacy of neighbouring occupants.

In addition to this, no objections have been received from local residents.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenity as they accord 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 this proposal.

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

Conclusion – given the above issues, it is considered that the proposed developments are acceptable in terms of their principle, siting, scale and massing, appearance, and impact upon existing levels of visual and residential amenity as well as waste storage and parking as they broadly comply 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 following documents labelled:

- 'Proposed Floor Plans' numbered '128-P02 REV G', stamped as received by the City Council as Local Planning Authority on the 30th August 2023.
- 'Proposed Floor Plans' numbered '128-P03 REV F', stamped as received by the City Council as Local Planning Authority on the 30th August 2023.

- 'Proposed Elevations' numbered '128-P04 REV F', stamped as received by the City Council as Local Planning Authority on the 30th August 2023.
- 'PROPOSED ELEVATIONS' numbered '128-P05 REV G', stamped as received by the City Council as Local Planning Authority on the 30th August 2023.
- 'Existing & Proposed Side Elevation D,' numbered '128-P10 REV F', stamped as received by the City Council as Local Planning Authority on the 30th August 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 developments hereby permitted shall match those specified on the approved plans and agent email correspondence (dated to the 17/08/2023), including brickwork and roof tiles to match the existing for the first-floor side extension.

Reason - To ensure the appearance of the building to be developed is not adversely affected by the materials to be used in the construction of the developments, 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 first-floor windows in the side elevation facing No.8 Patch Croft 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.

5) 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.

Appendix 1 – List of consultees & neighbours notified

237 Peel Hall Road, Manchester, M22 5HE
11 Patch Croft Road, Manchester, M22 5JG
8 Patch Croft Road, Manchester, M22 5JS
239 Peel Hall Road, Manchester, M22 5HE
235 Peel Hall Road, Manchester, M22 5HE
9 Patch Croft Road, Manchester, M22 5JG
12 Patch Croft Road, Manchester, M22 5JS

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 - Within Outer Area
Airport Noise Index Zone - Noise and Nuisance Index - 40-49
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA