

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136128/FH/2023

**Date registered valid:** 2 February 2023

**Proposal:** Erection of a two storey side extension, first floor rear extension; re-modelling of rear roof plane; erection of a single storey outbuilding in rear garden.

**Address:** 17 Gaddum Road, Manchester, M20 6SY

**Ward(s):** Didsbury East Ward

**Applicant:** Broadhead

**Agent (if any):** Mr Simon Casey, BlueChip Architecture Ltd

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 29 March 2023

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 3 March 2023

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 20 February 2023 Expired: 13 March 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 17 Gaddum Road within the Didsbury East ward of south Manchester. The property relates to a two storey, semi-detached dwellinghouse circa early c20th and is of traditional construction being red brick at ground floor and render to the first surmounted by a red clay tile roof. Amenity space to the front of the property is characterised by a paved area to the front and side of the property. When on site the amenity space to the rear of the property was characterised by the start of the works proposed with the floor space of the outbuilding marked on the ground. The original house design has a small two storey outrigger at the rear, with a part single storey rear extension against the shared boundary with no.15 Gaddum Road.

## **Description of development**

The submitted application seeks planning permission for the erection of a two storey side extension, first floor rear extension; re-modelling of rear roof plane; erection of a single storey outbuilding in rear garden.

The two storey side extension would be set back from the primary elevation of the host property by approximately 1.5 metres at both levels and would have approximate dimensions of Height: 7.1 x Length: 6.8 x Width: 2.2 metres.

The first floor rear extension would be sited on top of the existing part single storey rear extension and would have approximate dimensions of Height: 7.1 x Length: 2.2 x Width: 2.5 metres.

The re-modelling of the rear roof plane would involve the insertion of high level windows within the first floor of the property.

The above elements of the proposal would create a utility room and kitchen within the ground floor and a bathroom, study room and enlarged bedroom 3 on the first floor. This would involve the insertion of two windows within the front elevation and 3 windows, sliding doors and high level windows within the rear elevation of the proposal.

The single storey outbuilding would be sited to the north of the site, sited close to the rear boundary of the site. The outbuilding would have approximate dimensions of Height: 2.5 x Length: 3.6 x Width: 8.5 metres. The outbuilding would include the insertion of sliding doors and a further door to the front elevation. The proposal would create a garden annexe/ gym and a store room.

Materials to be used are as followed:

- White rough render (to match existing)
- Facing brick (to match existing)
- Black aluminium doors (different to existing)
- Black aluminium windows (different to existing)
- Black timber cladding to ground floor rear elevation of property (different to existing)
- Grey timber cladding (to front elevation of outbuilding) (different to existing).

### *Amended drawings*

The plans submitted showed the use of a strip of natural cladding to be inserted vertically within the two storey side extension proposed on the front elevation. The use of the natural timber cladding would not be considered to be acceptable. This would be out of character with the use of materials in the streetscene and would look incongruous. This element of the proposal was subsequently removed.

### *Planning history*

133322/FH/2022- Erection of a part single, part two storey side and first floor rear extension to form additional living accommodation and detached single storey rear outbuilding.  
Refused 23 June 2022.

127611/FH/2020- Erection of a first floor rear extension and associated dormer, erection of a two storey side extension and single storey outbuilding in rear garden.  
Withdrawn 26 November 2020.

066884/FH/SOUTH2/02- Erection of 2-storey side extension to form additional living accommodation.  
Approved 10 March 2003.

## **Consultations & Notification Responses**

### *Local residents*

Local residents were consulted and two objections from neighbours were received. The following matters were raised:

- Large size of the outbuilding and the impact it would have against the boundary- in terms of its appearance and potential loss of sun light.
- Overdevelopment of the site.
- Impact from the proposed two storey extension blocking sunlight to nearby south facing property.
- Impact the outbuilding would have in relation to existing and future ecological habitats.
- Noise disturbance from the outbuilding being located to the rear of the garden.
- Several trees removed from the bottom of the garden meaning properties to the rear are more overlooked.
- Security implication from the flat roof designed for the outbuilding.

## **Issues**

### **POLICY**

#### *The National Planning Policy Framework (July 2021)*

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 – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better

for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

*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); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

#### *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).

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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

*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 CABI 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.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be

retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

## ISSUES

### *Principle of development*

The submitted development application is for the erection of a two storey side extension, first floor rear extension; re-modelling of rear roof plane; erection of a single storey outbuilding in rear garden. This is considered acceptable in principle as many people prefer to alter or 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*

#### Two storey side extension:

A two storey side extension would be sited against the shared boundary with no.19 Gaddum Road, against the driveway for the neighbouring property. Although the proposal may result in some loss of light and overshadowing due to the additional built form closer to the boundary, the proposal would be set back by approximately 1.5 metres at both levels. As such, this would attempt to retain a sense of openness between the two properties and reduce impact. No windows are to be inserted along the side elevation thus not giving rise to any overlooking implications to the immediate neighbour. As the side extension would not extend beyond the rear building line of the immediate neighbour, the proposal would not create any harmful impacts to the rear of the neighbour's property.

The set back of the side extension from the primary elevation at both levels is thought to overcome the reasons for refusal outlined within the previous planning refusal (133322/FH/2022). The two storey set back would align with the previous form of development along the streetscene and as such this element of the development would not result in any adverse implications in terms of visual/ residential amenity. A bathroom is to be inserted on the first floor of the side extension looking onto Gaddum Road. To protect the privacy of the applicant, this window would be conditioned to be obscure glazed. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

#### First floor rear extension:

The first floor rear extension would infill the open space between the part single storey extension and two storey outrigger as existing at the property. As such, the projection proposed would not project beyond the rear building line of the existing property and as such would not be noticeable by immediate neighbour no.15 Gaddum Road. Although an additional window would be installed facing the properties to the rear, Veronica Road, as the proposal would not project beyond the existing form, it would not produce any adverse implications in terms of overlooking or privacy.

#### Re-modelling of rear roof plane:

This would include the insertion of additional windows at high level of the first floor. As the roof space is not being turned into an additional floor, the additional windows would be for a design

purpose only and would not create overlooking implications to the properties along Veronica Road. This element of the proposal would result in additional roof form seen from both of the neighbouring properties and would have a similar impact to a dormer extension. Given it would sit within the existing roof plane and adds an architectural feature to the rear of the property, any impacts in terms of visual/ residential amenity are thought to be minimal.

#### Single storey outbuilding:

The outbuilding would be sited at the rear of the garden and would be sited close to the side boundaries of no.19 and no.15 Gaddum Road and no.16 Veronica Road. The height proposed is 2.5 metres and as such would be in keeping with the maximum height allowed under Permitted Development. As such it is not considered to be overbearing. The doors within the outbuilding are to be inserted in the front elevation and as such, no impacts in terms of adverse privacy implications would occur. As the structure is only single storey, it should not create any adverse implications in terms of loss of light.

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

### *Design and Appearance*

#### Two storey side extension:

This element of the proposal is considered to comply with Policy DC1 of the UDP as the large set back of the side extension ensures the proposal is subservient to the existing dwellinghouse and thus offers no opportunities for terracing. This has been amended from the recently refused application 1333322/FH/2022 which did not offer an adequate degree of set back at first floor level. As such, the current proposal is considered to be more sympathetic to the existing style of development in the immediate area.

#### First floor rear extension:

This element of the proposal has a rearward projection of 2.2 metres and as such is pursuant to Policy DC1.3 of the UDP. The extension utilises the existing form of the single storey extension and as such is considered acceptable in size and form, pursuant to Policy DC1 of the UDP.

#### Re-modelling of rear roof plane:

This is thought to add an architectural feature to the rear of the property and is therefore considered acceptable in terms of size and form.

#### Single storey outbuilding:

A similar outbuilding could have been obtained through the route of Permitted Development and the height of the proposal is considered acceptable in size.

#### Materials:

A mixture of materials are listed to be used throughout the proposal (see list above). Although some would match that of the host property, others would contrast, including the black window and door frames and the use of the cladding. However, the colouration of the windows and doors could be altered without needing to apply for planning permission. In addition, the use of black timber cladding on the ground floor of the rear extension would not be easily visible by neighbours due to the siting of the proposed extension. The grey timber to be used for the front elevation of the proposed outbuilding again would not be easily seen by neighbours and similar materials could be chosen if the outbuilding was obtained through the route of Permitted Development. The removal of the natural timber cladding ensures the proposal in the context of the streetscene is not out of character or produces an incongruous feature. As such, the

materials are considered acceptable and a materials condition to that effect would be attached to any consent granted.

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.

### *Neighbour objections*

Local residents were consulted and two objections from neighbours were received. The following planning matters were raised and have been considered during the application:

-Large size of the outbuilding and the impact it would have against the boundary- in terms of its appearance and potential loss of sun light. *As noted above, a similar outbuilding with the same height could have been obtained through the route of Permitted Development and as such this concern is considered to be overcome by the fallback position in planning.*

-Overdevelopment of the site. *As discussed above, this is not considered to be the case.*

-Impact from the proposed two storey extension blocking sunlight to nearby south facing property. *As the two storey extension is to be sited at the side of the property, it should not impact loss of light to properties to the south of the applicant site.*

-Impact the outbuilding would have in relation to existing and future ecological habitats.

-Noise disturbance from the outbuilding being located to the rear of the garden.

-Security implication from the flat roof designed for the outbuilding.

*No impact over and above what could be built utilising permitted development rights.*

- Loss of trees – *No trees were present at the time of the site visit and no planning permission was required for the removal of any trees.*

### *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 the scheme has been amended following issues raised. 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:

-Drawing- Proposed- Floor Plan, numbered 201 A, stamped as received by the City Council as Local Planning Authority on 22 March 2023.

-Drawing- Proposed- Elevations, numbered 210 A, stamped as received by the City Council as Local Planning Authority on 22 March 2023.

-Drawing- Proposed- Floor Plans and Elevations (Outbuilding), numbered 211, stamped as received by the City Council as Local Planning Authority on 2 February 2023.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 2 February 2023.

-Drawing- Site Plan- Block Plan of the Site, stamped as received by the City Council as Local Planning Authority on 2 February 2023.

-Drawing- Proposed Bin Store, numbered 212, stamped as received by the City Council as Local Planning Authority on 29 March 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) Before first occupation, the first floor bathroom window as shown on the approved 'Drawing- Proposed- Floor Plan, numbered 201 A', stamped as received by the City Council as Local Planning Authority on 22 March 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.

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 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.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in 'Drawing- Proposed- Elevations, numbered 201 A' and 'Drawing- Proposed- Floor Plans and Elevations (Outbuilding), numbered 211', 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.

6) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed Bin Store, numbered 212, stamped as received by the City Council as Local Planning Authority on 29 March 2023, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and 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.

7) The detached outbuilding hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 17 Gaddum Road and for no other purpose.

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

## **Appendix 1 – List of consultees & neighbours notified**

14 Veronica Road, Manchester, M20 6SU  
14 Gaddum Road, Manchester, M20 6SZ  
19 Gaddum Road, Manchester, M20 6SY  
16 Veronica Road, Manchester, M20 6SU  
16 Gaddum Road, Manchester, M20 6SZ  
15 Gaddum Road, Manchester, M20 6SY  
18 Veronica Road, Manchester, M20 6SU

## **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  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: SOUTH AREA