

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137311/FH/2023

Date registered valid: 26 June 2023

Proposal: Erection of single storey front, single storey side and rear extension following demolition of existing single storey front garage, side outrigger and rear conservatory.

Address: 144 Nuthurst Road, Manchester, M40 3WG

Ward(s): Moston Ward

Applicant: Mrs Samina Ghani

Agent (if any):

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
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Recommendation: Approve

Date of recommendation: 26 July 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 July 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 29 June 2023 Expired: 20 July 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

This application relates to a site at 144 Nuthurst Road in the New Moston area of North Manchester, currently occupied by a detached dormer dwelling house. The existing house is of an irregular shape, and it has a single storey attached garage to the east. The area surrounding the application site is residential in nature.

The dwelling house sits on a large plot and lies in-between two residential properties. One of which to the east is a large two storey detached house, and a detached bungalow lies to the west.

The Proposal

Erection of single storey front, single storey side and rear extension following demolition of existing single storey front garage, side outrigger and rear conservatory.

The previous proposal included the creation of a ground floor side and rear extension which rationalised the irregular shape the existing floor plan by converting the ground floor rear conservatory into a living room and dining room spanning the entire rear elevation of the dwelling house measuring 2.5m projection x 12.5 metres in width. The single storey side extension projected from the side of the dwelling house by approximately 3 meters. The original proposal included the first-floor front and rear extension increased the size of the existing dormers and introduces dormers to the side extension. A raised terraced was introduced

spanning the entire width of the single storey rear extension. The proposal included the demolition of the side garage and rear conservatory.

The current proposal is a dumbed down smaller version of the previously approved scheme referenced 128988/FH/2020. The changes include cutting off the ground floor bedroom. The previously approved roof dormer changes now remain as existing and the new gabled apex roof is proposed over the garage.

Site History

A previous application ref 128158/FH/2020 for the erection of single storey front, two storey side and single storey rear extension together with front and rear dormers, enlargement of existing dormers and raised rear terrace area was refused on 20 November 2020.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted, and no representations were received.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

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.

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

National Planning Policy Framework

Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

- o An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- o A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating

a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and

o An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

Policy SP1 identifies 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 including:-

- 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 or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 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:-

- 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.
- 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.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the ongoing shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

RESIDENTIAL/VISUAL AMENITY

144 Nuthurst Road is a detached property situated in a residential area primarily made up of semidetached properties. However, the application site and the neighbouring property No.146 and 142 are large detached properties along this section of Nuthurst Road. 146 Nuthurst Road is a true bungalow which has a single storey rear extension and is set on the same plain as the application property. The properties along the row are characterised by large plots and extensive garden areas to the back and front and typically have spaces between the boundaries with the neighbouring properties. The application site maintains a gap of 1.25 metres on the west and approximately 1 metre on the east elevation from the boundary.

The proposed side roof extension brings built form at a higher level to the neighbouring property 142 Nuthurst Road, however given the distance between the properties and the orientation of the building there should be no detrimental impact on privacy or shadowing for the occupiers of the neighbouring properties, as the western elevation would have a 1.25 metre gap between the common boundary. The single storey rear extension would project by 2.5 metres as does the existing conservatory. It is considered that the development being closer to the boundaries of the neighbouring properties would not be detrimental to the amenity for the occupiers of the neighbouring properties.

There would be no windows introduced on the side elevation of the development at first floor level. However, there would be windows inserted on the ground floor on the east elevation one of which would be obscurely glazed. It is considered that the insertions of windows at ground floor level in relation to the positioning and distance between the neighbouring property would not be detrimental to the amenity currently enjoyed by the occupiers of 142 Nuthurst Road.

Due to the size of the plots and the height, scale and massing of the proposed extension would not pose a significant impact upon loss of light and overshadowing, given the distance from the proposed extension from the neighbouring properties and there appears to be no significant issues relating to visual or residential amenity.

The raised terraced area is required to rationalise a considerable drop to the garden area and due to its positioning in relation to the neighbouring properties would not give rise to any concerns relating to privacy for the occupiers of neighbouring properties.

Overall, the proposed extension is considered to be consistent with the design and appearance of the host dwelling house and therefore does not create any significant impact in terms of visual and residential amenity within the character of the property or general character of the street scene.

DESIGN & APPEARANCE

The proposed extension is considered to be in keeping with the original property.

BIN STORAGE

During the site visit it was noted that the bins were currently stored at the rear and will remain as existing.

CAR PARKING

Off street car parking is provided at the property and would be unaffected by the proposal.

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. Alterations to the scale, siting and appearance of the proposed dwellings have been sought through the

course of the application. The proposal is considered to be in accordance with the Development Plan and therefore determined in a timely manner.

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:

200927-05, 200927-06, Location Plan, Site Plan and Design and Access Statement, stamped as received on the 15 June 2023.

Reason - To ensure that 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, or be similar to, those of the existing building 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 ground floor ensuite window facing number 142 Nuthurst Road, shown on drawing number, 200927-05 and 200927-06, stamped as received by the City Council as Local Planning Authority, on the 15 June 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.

Appendix 1 – List of consultees & neighbours notified

135 Nuthurst Road, Manchester, M40 3NR
129 Nuthurst Road, Manchester, M40 3NR
9 Greenways, Manchester, M40 3WH
7 Greenways, Manchester, M40 3WH
133 Nuthurst Road, Manchester, M40 3NR
131 Nuthurst Road, Manchester, M40 3NR
146 Nuthurst Road, Manchester, M40 3WG
142 Nuthurst Road, Manchester, M40 3WG
139 Nuthurst Road, Manchester, M40 3NR
137 Nuthurst Road, Manchester, M40 3NR

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA