

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135450/FH/2022
Date registered valid: 14 November 2022
Proposal: Erection of a two storey side and rear extension to form additional living accommodation
Address: 14 Bankside Road, Manchester, M20 5GD
Ward(s): Didsbury East Ward

Applicant: Mr M Shafique
Agent (if any): Mr Anwar Ul-Haq
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 14.03.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 04 January 2023

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 24 November 2022 Expired: 15 December 2022

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: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a two storey brick built semi-detached dwelling within the residential area of Didsbury East, Manchester. The property is finished in black tiles along the first floor with an existing front porch and front garden. There is an existing lean to car port along the side of the property with a single storey garage attached to the rear elevation running along the northern boundary. Boundary treatment in the form of timber fencing occupy the remaining northern boundary and other shared boundaries.

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

Description of development

The application is seeking planning permission for the erection of a two storey side and single storey rear extension. The original proposal has been revised since the original submission to enhance the subservience levels of the scheme to the original dwelling and reducing the overall footprint of the two storey side extension. Additionally, further Floor Risk Assessment information was required by MCC Flood Risk Management.

Consultations & Notification Responses

Local residents were notified and one response was received:

- Infringement of privacy to neighbouring properties due to increased visibility of back bedroom window and garden. Make residents feel uncomfortable due to increase exposure and sight lines into rear garden.
- Prevent natural light available during brighter months.
- Area is known for greenery and natural habitat, extension will diminish this and property view will be brick walls rather than greenery/animals local to this area.
- Noise pollution from the extension will cause significant issues for neighbouring families' sleeping patterns.
- Allergies from dirt and dust will be heightened from the extension

Flood Risk Management Comments:

Initial Comments included:

The information uploaded to the Planning Portal 14 November 2022 has been considered.

A Flood Risk Assessment has been submitted in support of this application.

The flood risk assessment identifies the estimated flood level as 32.60m AOD and the proposed FFL as 32.705m AOD. This is a ca.105mm freeboard. Government Guidance stipulates that, if the proposed floor levels are not raised 300mm above the estimated flood level, then the applicant will need detail extra flood resistance and resilience measures.

We recommend that the LPA should require the FRA to be updated with proposed resistance/resilience measures using the following guidance:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

We recommend that the following information can either be provided to the LPA now, or can be Conditioned:

Condition 1: No development shall commence until the flood risk assessment has been updated to meet Government Standing Advice: If the proposed floor levels are not raised 300mm above the estimated flood level, then details of proposed resistance/resilience measures will be required. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions> . The updated flood risk assessment shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required

Following the revised Flood Risk Assessment dated 27 January 2023 this addresses previous concerns outlined above and we have no further comments and the application can be approved with no conditions.

Recommend the following informative: The property is within an EA Flood Warning Area. The applicant is encouraged to sign up for EA flood warnings at <https://www.gov.uk/sign-up-for-flood-warnings>

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:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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
- 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

Policy DC1.4 indicates that 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.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed application is for a two storey side extension, and rear extension to a residential dwelling, this is considered acceptable 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's properties' residential amenity.

Residential and Visual Amenity

Two storey side extension

The proposed two storey side extension has been amended since the original submission to include a greater subservience to the original dwelling and reducing the footprint of the extension. The proposal now includes a metre 1.5m setback from the principal elevation and a 0.55 metre dropdown level from the original ridge roof height to prevent terracing impact.

The proposed extension would have approx. dimensions of Height 7.3m x Width 2.72m x Depth 5.22m. The two storey element would become flush with the original rear elevation. The

extension would be approx. 0.1 metres away from the shared boundary with no.12 Bankside Road.

In terms of the side extension and the potential impact on no.12 Bankside 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 flank the existing boundary with the first floor elevation terminating at the original rear elevation preventing an overbearing feature occurring along the shared boundary and mitigating against any significant overshadowing implications the neighbouring occupier may experience.

The proposed extension would be visible from within the streetscene in Bankside Road, but it is considered that as the extension is setback from the front of the main dwelling, the proposed extension would be subservient to the existing house and would have an acceptable appearance matching the existing dwellinghouse in terms of materials and a condition stating this has been attached to any approval. For these reasons, it is considered that the proposed extension would not adversely affect visual amenity within the area.

Fenestration elements are situated along the front and rear elevation overlooking the driveway and the rear garden. Given the two storey side extension will terminate at the existing rear elevation it is considered that no additional overlooking/loss of privacy implications would be present for neighbouring properties along Tanfield Road. The extension would retain a distance of 7.28metres to the rear boundary. A condition shall be applied to any approval regarding no further windows along the proposal.

Single storey rear extension

The initial scheme integrated a first floor element however given the serious overbearing and overshadowing implications this would have on the non-adjoining property this has been removed. The single storey extension would have approx. dimensions of Height 3.7m x Width 3.19m x Depth 3.66m and be situated approx. 0.1 metres from no.12 Bankside Road. The extension would occupy the majority of the existing storage area along the northern boundary therefore implementing built form here is not unusual/new. Further, given the single storey nature of the extension it is not considered to form an overbearing feature along the boundary. However, it is acknowledged that some overshadowing implications may occur during the evening sun to the neighbouring property, this is alleviated during the morning and afternoon sun.

Fenestration elements are situated along side facing elevation into the host's rear garden and therefore it is considered given the distance to the adjoining property and the existing boundary treatment that no significant overlooking or loss of privacy implications would occur.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed side extension has tied in with the existing building. The revised proposal includes an acceptable footprint of the extensions that is deemed to be appropriate for the application site, and it is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. The materials of the side and rear extension will be finished to match existing 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, proposed developments must provide a

positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Waste Management

The proposal would not leave a gap to the boundary for transport of refuse bins to the garden, therefore a bin store condition has been attached. The driveway would be retained at the front with space for 1 car, in accordance with policy DM1.

Flood Risk Management Comments

Flood Risk had initial concerns regarding the proposal and possible flooding issues given that the application site is located within Flood Zone 2. The agent has addressed the initial concerns through the revised Flood Risk Assessment ref. REVB dated 27 January 2023 producing resistance/resilience measures that Flood Risk Management deemed acceptable in this instance.

Objection Comments

The sections above have assessed the overlooking/loss of privacy and overshadowing implications neighbouring properties may experience and have deemed it within the local context and against government guidance including Saved UDP Policy DC1 and Core Strategy policies SP1 and DM1.

Additionally, the remaining points outlined in the objection letter do not fall within planning jurisdiction and policy does not stipulate these factors to be assessed for a householder extension.

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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in the 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 date of three years beginning with the date of 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 documents and drawings:

Drawing: Location and Site Plan stamped as received by the City Council as Local Planning Authority on 14 November 2022

Drawing: Plans and Elevations ref. P3 stamped as received by the City Council as Local Planning Authority on 25 January 2023

Document- Flood Risk Assessment ref. REV A stamped as received by the City Council as Local Planning Authority on 27 January 2023

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

- 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) 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 extension hereby approved other than those shown on the approved drawings :

Drawing: Plans and Elevations ref. P3 stamped as received by the City Council as Local Planning Authority on 25 January 2023

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

- 5) Details of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority. 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.

Informatives

The property is within an EA Flood Warning Area. The applicant is encouraged to sign up for EA flood warnings at <https://www.gov.uk/sign-up-for-flood-warnings>

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
MCC Flood Risk Management

21 Tanfield Road, Manchester, M20 5GE
9 Bankside Road, Manchester, M20 5QE
7 Bankside Road, Manchester, M20 5QE
11 Bankside Road, Manchester, M20 5QE
23 Tanfield Road, Manchester, M20 5GE
19 Tanfield Road, Manchester, M20 5GE
16 Bankside Road, Manchester, M20 5GD
12 Bankside Road, Manchester, M20 5GD

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
Flood Zones Type 2 (low to medium risk) -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA