

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135676/FH/2022

Date registered valid: 10 January 2023

Proposal: Erection of single storey rear extension together with installation of ramp to the front and rear of the dwellinghouse

Address: 98 Chain Road, Manchester, M9 6GN

Ward(s): Higher Blackley Ward

Applicant: Mr Keith Woltenholme

Agent (if any): Mr Brian Taylor, Manchester Services for Independent Living - MSIL

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 March 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 January 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 February 2023 Expired: 1 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 98 Chain Road within the Higher Blackley ward of north Manchester. The property relates to a semi-detached, dark brick, two storey dwellinghouse. The property benefits from amenity space to the front of the property in the form of an unlevelled, flagged patio area and access to the rear is possible down the side of the property. Further amenity space is situated to the rear of the property and takes the form of a sloped garden with some paving.

Description of development

The proposed development is for the erection of single storey rear extension together with installation of ramp to the front and rear of the dwellinghouse.

The single storey rear extension, would at the largest point, have dimensions of Height: 2.2 (to the eaves)/ 3.1 (to the ridge) x Length: 6.5 x Width: 4.5 metres. The extension would create a bedroom and a bathroom for the disabled resident and would involve the insertion of a window within the rear elevation and a window within the side elevation. All the materials to be used for the extension would match that of the host property.

Two ramps have also been applied for within the planning submission.

The access ramp to the front of the property would create level access to the property, would have a top landing of 1200mmx1200mm and would have a total length of 4.9 metres. The ramp would be sited against the shared boundary with no.96 Chain Road. As confirmed via email on 8 February 2023, the ramp would have a gradient of 1:12 and as confirmed via email on 9 February 2023, the ramp would be made of pressed concrete paving slabs.

A second ramp would be installed to the rear of the property and would be positioned within the ante chamber between the kitchen and the extension, providing access from the extension into the rear garden. The ramp would have a length of 3.3 metres. As is the case for the front ramp, as confirmed via email on 8 February 2023, the ramp would have a gradient of 1:12 and as confirmed via email on 9 February 2023, the ramp would be made of pressed concrete paving slabs.

Amendments to the scheme

When originally submitted, the description of development did not include the ramp to the rear. This has been subsequently added to the description of development and neighbours were re-notified accordingly.

Planning history

No planning history exists for this property, but the following planning history is considered relevant:

079612/FH/2006/N1- 100 Chain Road- Erection of single storey rear extension.
Permitted Development- 6 September 2006.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

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).

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

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 single storey rear extension together with installation of ramp to the front and rear of the dwellinghouse. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, to meet the changing residential needs of families, and improve access needs. 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

Rear extension:

The proposed rear extension would create a bathroom and bedroom for the disabled user and would have a rearward projection of 6.5 metres. The proposal would be sited almost 1 metre from the shared boundary with no.96 Chain Road, and due to the neighbour's small single storey extension, the neighbour would feel 4.5 metres of additional built form close to the boundary. Considering the extension would be single storey, would be set away from the boundary and considering Policy DC1.5, the 4.5 metres of additional built form is not considered to create an overbearing effect. This neighbour would not experience any loss of light or overshadowing implications.

The other immediate neighbour, no.100 Chain Road already benefits from a rear extension (see planning ref: 079612/FH/2006/N1) with a projection of 5.4 metres. As the neighbour would only experience 1 metre of additional built form and considering the precedent of larger extensions along this stretch of Chain Road for disabled users, the rearward projection would not create an overpowering feature for the neighbour. Concern was raised since the proposal involves the insertion of a window within the side elevation facing no.100 Chain Road. On site, it was also noted that a window was placed in a similar position in the neighbour's extension, facing the applicant's property. As such, two windows within such close proximity would give rise to overlooking. The agent did not re-locate the window and as such it should be obscure glazed and top opening only, to protect the privacy of both the applicant and neighbour. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The window within the rear elevation of the proposal would also be conditioned to be obscure glazed, as it relates to a bathroom window.

Due to the sloping rear garden, no properties to the rear would be negatively impacted by the proposal.

Front and rear ramps:

In terms of visual amenity, the proposed ramp to the front of the dwellinghouse would be visible in the streetscene. It is considered that the open nature of the proposed structure would reduce the potential visual impacts. As there are no dwellinghouses directly opposite the property's entrance, visual amenity impacts would be further reduced.

The ramp to the rear would not be visible from the streetscene. As the ramp would be installed within the ante chamber between the kitchen and extension the ramp would be largely hidden and as such, no adverse visual/residential implications would arise for the surrounding properties.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity. On balance any impacts in relation to visual amenity would be outweighed by the need for level access in the form of the extension and ramps in this instance.

Design and Appearance

Rear extension:

It is noted that the extension with a proposed projection of 6.5 metres would exceed the maximum projection specified within Policy DC1.3 of the UDP. However, since the publication of the UDP, Permitted Development rights including the Larger Homes Route allow larger extensions. The space required is necessary to accommodate the residents' access needs and as such, the projection in this instance is considered acceptable. The materials to be used would match that of the host property and would be conditioned accordingly.

Front and rear ramps:

Both ramps would have a gradient of 1:12 and given this complies with Building Regulations Part M, the gradient in both cases are considered acceptable.

Both ramps, as confirmed by the agent via email on 9 February 2023, would be made of pressed concrete paving slabs and the materials are typical of other ramps and are therefore approvable. Although handrails are evident within the proposed drawings for the front ramp, no description of the materials to be used is mentioned within the information submitted as part of the application. As such, the handrails shall be conditioned to be powder coated galvanised steel. No colouration of the handrails are offered and again this would be conditioned to be black to ensure the colouration is in keeping with the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan. The agent via email on 9 February 2023 stated the ramp to the rear did not need handrails as the ramp was contained within the structure. This is considered acceptable.

Car parking

No off-street parking is available for the property and as such provisions would be unaffected by the proposal.

Refuse storage

Refuse storage would be unaffected by the proposal.

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, whilst benefitting the resident by improving level access and quality of life.

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 by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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:

- Householder Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 6 December 2022.
- Drawing- Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 6 December 2022.
- Drawing- Proposed- Roof Section, stamped as received by the City Council as Local Planning Authority on 6 December 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 6 December 2022.
- Drawing- Proposed- Layout, stamped as received by the City Council as Local Planning Authority on 10 January 2023.
- Correspondence- Agent Email, stamped as received by the City Council as Local Planning Authority on 22 February 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 windows within the side and rear elevation of the single storey rear extension as shown on the approved 'Drawing- Proposed- Layout', stamped as received by the City Council as Local Planning Authority on 10 January 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.

In addition, the window within the side elevation shall be top-opening only 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 the Application Form and within the Correspondence- Agent Email 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 proposed handrails for the ramp to the front of the property shall be made of galvanised powder coated steel and shall be painted black.

Reason - To ensure that the colour and appearance of the proposed handrails and access ramp is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

5 Northridge Road, Manchester, M9 6GW
9 Northridge Road, Manchester, M9 6GW
7 Northridge Road, Manchester, M9 6GW
11 Northridge Road, Manchester, M9 6GW
96 Chain Road, Manchester, M9 6GN
100 Chain Road, Manchester, M9 6GN

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA