

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136306/FH/2023
Date registered valid: 8 March 2023
Proposal: Erection of a part single part two storey side extension to create additional living accommodation
Address: 21 Tanfield Road, Manchester, M20 5GE
Ward(s): Didsbury East Ward

Applicant: Mr & Mrs Wright
Agent (if any): Ms Sarah Bolsover Smashbox Architecture
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15th May 2023



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	4 th April 2023
Standard consultations:	Printed: 21 March 2023 Expired: 11 April 2023
Neighbour notifications	Printed: 21 March 2023 Expired: 11 April 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

The site relates to a two storey semi-detached property in the Didsbury East ward area of Manchester. The site benefits from hardstanding to the front and rear garden with open boundary to the front and timber fencing to the side and rear with security gate access along the side. The property features a single storey extension sited across the rear wall of the house.



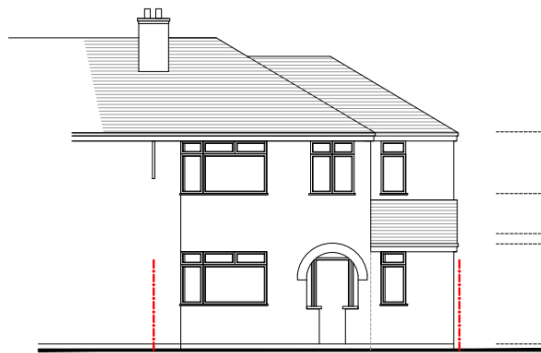
Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

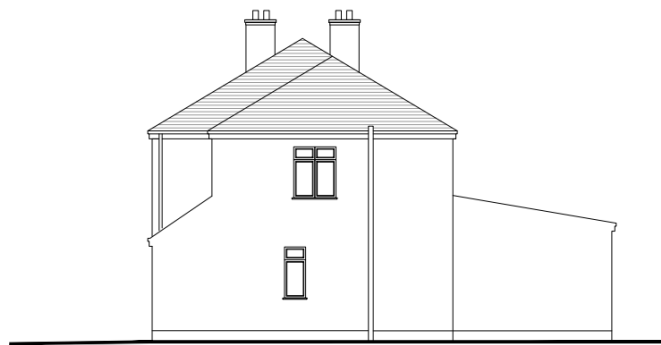
This is predominantly a residential area in nature

Description of development

The applicant is seeking planning permission for the erection of a part single part two storey side extension to create additional living accommodation



PROPOSED front elevation



PROPOSED side elevation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There has been one letter of objection, summary of comments as follows:

- Object to the two-storey erection that is proposed next to my property as I feel that this will considerably encroach my civil liberties in that the proposed erection will feel intrusive and diminish the overall look of space to the exterior of my house.
- This two-storey erection will definitely block out natural sunlight and cause overlooking onto my property.

MCC Flood Risk Management – attach condition

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

There are no previous planning applications relating to this site.

Residential amenity

The applicant is seeking planning permission for the erection of a part single part two storey side extension to create additional living accommodation. Concerns were raised by a local resident in relation to the loss of privacy, light and space due to the proposed extension. The City Council also raised concerns in relation to the proposal resulting in terracing, however following negotiations the applicant provided a further setback at first floor to overcome this issue.

Ground Floor

The ground floor element of the proposal would be in line with the front wall extending along the side ending in line with the original rear wall of the property. A small gap measuring approximately 15cm would be retained to the shared boundary with no. 23 Tanfield Road. Windows would be situated on the front and side with French doors on the rear elevation. However, given that there are windows proposed along the side, a condition for obscure glaze has been attached to ensure that there is no overlooking or loss of privacy. The roof to the front would be a mono pitch sloping roof

First Floor

The first floor element of the proposal would be setback from the front wall of the property measuring 1.5m and would extend rearwards up to the rear wall of the property. The roof would be set down from the existing ridge height with a hipped roof to reflect the existing design of roof. Given the setback together with the roof being set down from the original roof height, it is considered that this would not provide terracing or any loss of amenity within the street scene. Windows would be situated on the front and side elevation, however, given that there are windows proposed along the side, a condition for obscure glaze has been attached to ensure that there is no overlooking or loss of privacy.

Although windows are to the front and rear, it is not considered that these windows would provide any further overlooking than already exists from the existing front and rear windows of the host dwelling. Given the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of surrounding properties, particularly no. 23 Tanfield Road as it benefits from a single storey side addition to the property. It is acknowledged that there would be some form of impact given by the proposed side extension, however given the relationship to the shared boundary together with the setback from the front wall of the property it is considered that the harm caused would be minimum and therefore would not warrant refusal of the application.

The impression of subservience is achieved by the setback from the front and set down from the original height of the roof. Given the projection along the side, it is considered that the proportions

of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property.

Overall, the extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area would be retained although some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use matching brick and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

Refuse Bins

The applicant has provided a bin storage area situated along the shared boundary with no. 19 Tanfield and confirmed that the bins will be housed within a timber clad surround. Therefore, the storage of refuse bins accords with policy EN19 of the Core Strategy.

Parking

Off street car parking would be retained to the site and therefore it is considered that the current car parking arrangements are not affected by this proposal.

Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the

surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

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

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:

Revised plans received 16th May 2023 numbered PL01 Existing and Proposed Site Location Plan

Revised plans received 16th May 2023 numbered PL05 Revision A Proposed Ground Floor Plan

Revised plans received 16th May 2023 numbered PL06 Revision A Proposed First Floor Plan

Revised plans received 16th May 2023 numbered PL07 Revision A Proposed Elevations

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 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

4) Before first occupation the windows in the side elevation facing no. 23 Tanfield Road shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
14 Bankside Road, Manchester, M20 5GD
24 Tanfield Road, Manchester, M20 5GF
23 Tanfield Road, Manchester, M20 5GE
19 Tanfield Road, Manchester, M20 5GE
16 Bankside Road, Manchester, M20 5GD
26 Tanfield Road, Manchester, M20 5GF

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