

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136924/FH/2023

Date registered valid: 10 May 2023

Proposal: Erection of a two storey rear extension to form additional living accommodation

Address: The Coach House, 58 Central Road, Manchester, M20 4ZA

Ward(s): Old Moat Ward

Applicant: Mr Ryan Lewis

Agent (if any):

Case officer: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 08/06/23

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07/06/23

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 May 2023 Expired: 6 June 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

Proposal relates to detached 'Coach House' style dwelling to the rear of 58 Central Road off Hague Road. The dwelling has hardstanding to the front for vehicle parking and landscaping to the side. The property border West Didsbury Primary School to the rear.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street Scene



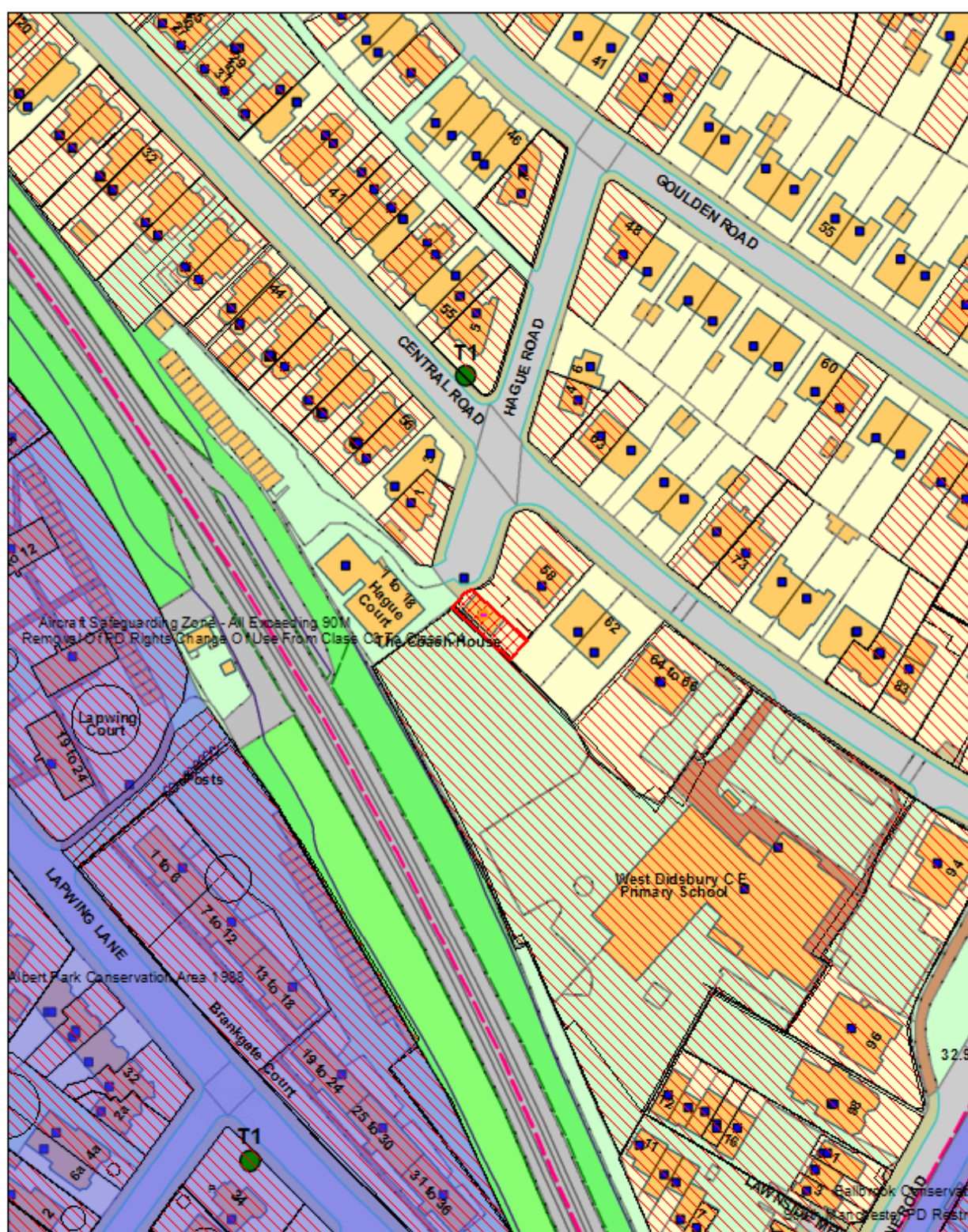
Figure 2. South East Side Elevation



Figure 3. Boundary Treatment

Description of area

The property is in a predominately residential part of Old Moat Ward of Manchester. The property borders the grounds of West Didsbury Primary School and Hague Court low rise apartments sits adjacent.



Description of development

Erection of a two-storey rear extension to form additional living accommodation.

The proposal would project from the east side elevation of the existing two storey dwelling house by 4500mm over both storeys.

The proposal spans 5000mm from the rear elevation. The extension is set back from the front elevation by 330mm.

The proposed extension has an angled pitch roof to match the existing dwelling but at a smaller ridge height. 1no. rooflight features in the front elevation.

The proposal adds French doors & first floor windows to the rear elevation of the extension.

The proposal adds floor length glazing to the east elevation of the extension.

The proposal uses brick to closely match the materials of the existing property (as stated in the application form).

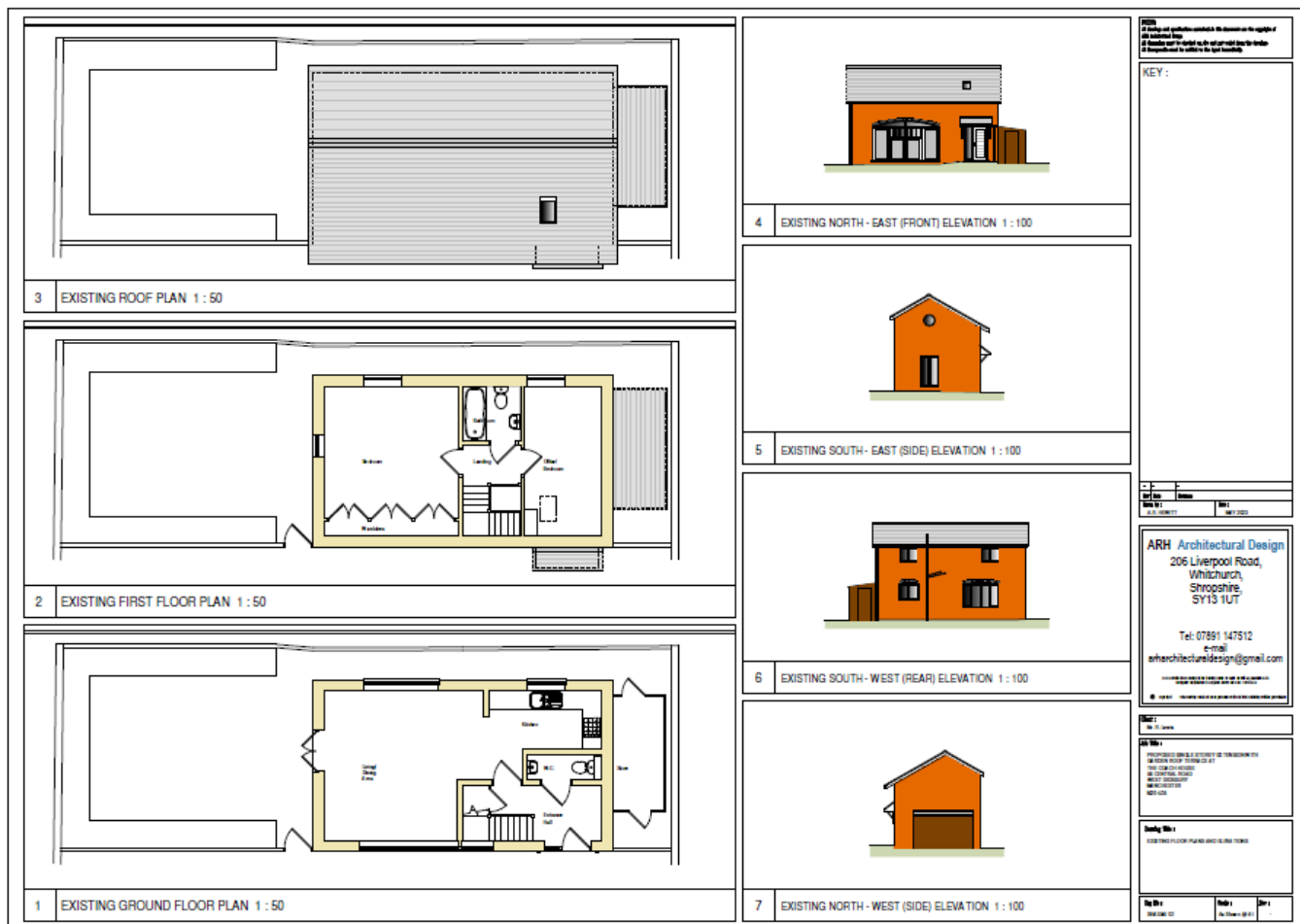


Figure 4. Existing Floor plans and elevations

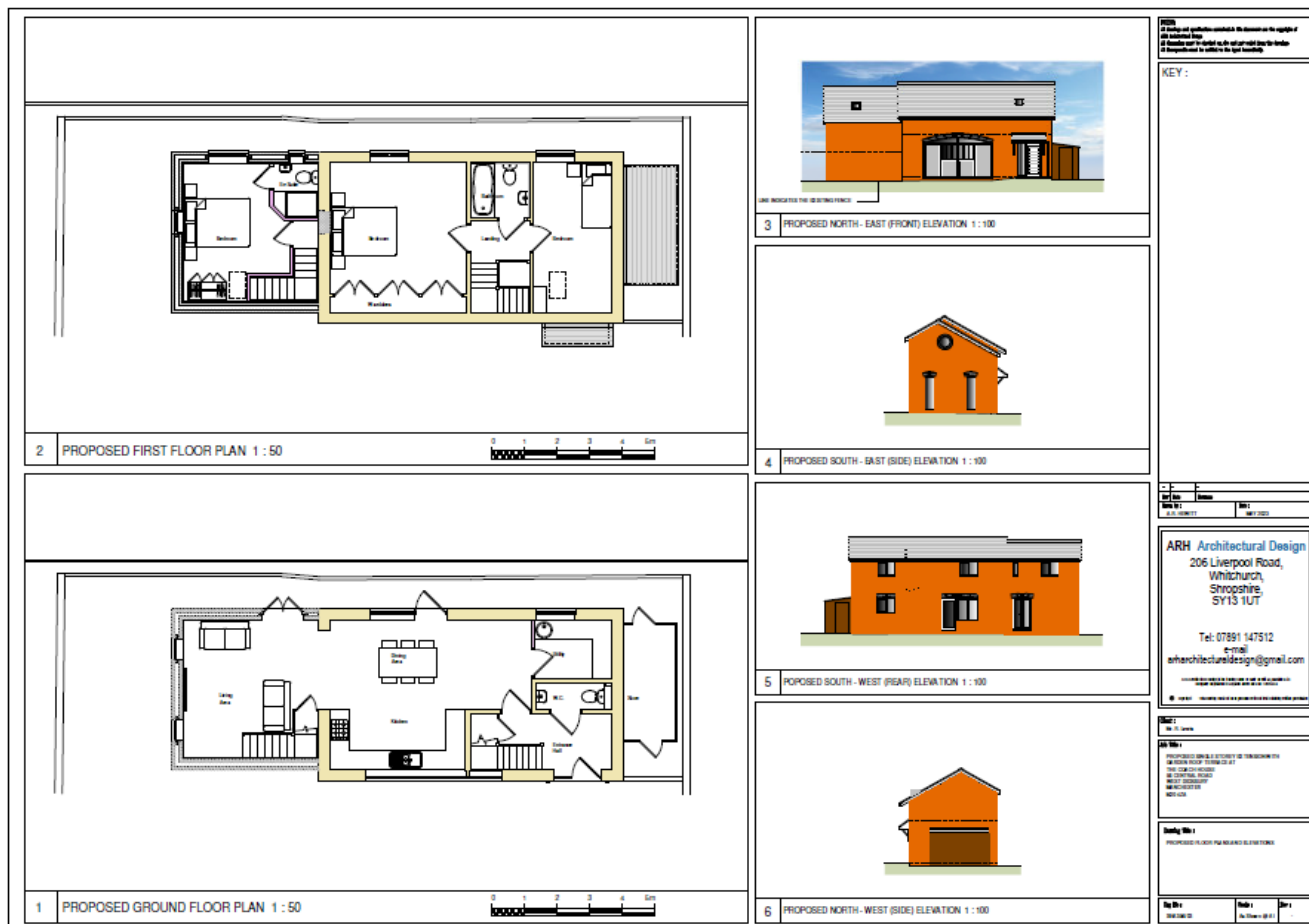


Figure 5. Proposed Floor Plans and Elevations

Planning History

128221/FH/2020

Erection of a part single part two storey side extension to include roof terrace to form additional living accommodation

Decision: Refused 08/02/2021

Appeal: Dismissed 09/07/2021 (APP/B4215/D/21/3273093)

It is of note a similar application was made to extend this property which was refused. The applicant appealed to the Planning Inspector and the appeal was dismissed.

110545/FH/2015/S2

Erection of a second-floor extension to provide additional living accommodation

Decision: Approved 13/01/2016

096507/FH/2011/S2

Erection of timber extension for use as ancillary store

Decision: Approved 01/08/2011

061895/FO/SOUTH1/01

Erection of a two-storey coach house.

Decision: Approve 21/08/2001

Consultations & Notification Responses

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

1no. objection was received from a neighbour. The objection raised a loss of privacy due to 'overlooking', increase in vehicles and parking requirements and noise disturbance of construction.

This objection has been taken into consideration when assessing the proposal against the development management principles.

Policies & Principle

Relevant Policy

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

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

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects, and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out several criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable if 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 unacceptable, and the development would have an overriding, undue impact upon the character of the property and upon the residential and visual amenity of nearby residential occupiers.

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

Manchester Core Strategy Policy DM1 – Development Management

This policy outlines the specific issues all development in Manchester should have regard to. All new developments should follow the 'Development Principles' and accord with the design guidance.

Appropriate siting, layout, scale, form, massing, materials, and detail

Erection of a two-storey rear extension to form additional living accommodation.

The proposal has been sited and designed in a way that is overly large and bulky for the small plot of land at the location and in the context of the Coach House style of the existing property.

The remaining space around the property would be narrow and very limited and therefore would be unable to offset the added massing of the proposed extension.

The scale of the proposal would not be subservient to the original dwelling and would not respect the scale and character of the existing property and land.

The proposed materials would be in keeping with the existing dwelling however the scale of development would overwhelm the local streetscape.

Overall, it is considered that the proposed development does not have appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in opposition with the development management principle.

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 extension would be visible from the public highway and therefore would feature within the street scene. The scale and massing of the proposal when viewed from the street would be obtrusive and present a change from the existing character.

It is of note that a similar scheme for the property (128221/FH/2020 - Erection of a part single part two storey side extension to include roof terrace to form additional) was refused on similar grounds in 2021.



Figure 6. 128221/FH/2020 refused plans

The proposal was refused with the following reasons.

- 1) The proposed side extension by reason of its scale, massing, materials and design; would not be subservient to the host dwelling; would form an overly dominant and visually obtrusive feature within the street scene; and would be incongruous with the character of the property and area, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.
- 2) The proposed extension, by reason of its height, sideward projection and proximity to the site boundaries would create an undue loss of light and have an 128221/FH/2020 Page 2 of 3 overbearing impact on the adjacent dwelling No.58 Central Road, to the detriment of the residential amenity currently enjoyed by neighbouring occupiers. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

The previous application was appealed to the Planning Inspector (APP/B4215/D/21/3273093) and dismissed.

The Planning Inspector concluded:

“Although the proposal could result in some benefits, taken individually and cumulatively, they would not outweigh the harm to the character and appearance of the host dwelling and wider area that I have identified above, to which I afford significant weight given the importance placed on good design in local and national planning policy. Therefore, the proposal conflicts with the development plan and there are no material considerations that indicate a decision otherwise would be appropriate. Thus, I recommend that the appeal should be dismissed”

The proposal would present the same if not more harm to the character of the host dwelling and area and would therefore conflict with the core development strategy.

Overall, it is considered that the proposed development would have an impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in opposition with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The extensions side elevation also faces into the rear gardens of 60 & 62 Central Road. The current dwelling already overlooks into the rear gardens of adjacent properties and the proposal would exacerbate the issue. The 2-storey massing may lead to a sense of enclosure for neighbours. This would be opposed to the development management principle.

The proposal has a minimal effect on local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

The proposal has a minimal effect on road safety and traffic generation and is therefore in accordance with this development management principle.

Adequacy of internal accommodation and external amenity space.

The proposal adds internal accommodation to the property to the detriment of external amenity space.

The existing dwelling house is located on a small parcel of land and the proposal would remove a significant element of external amenity space at the property which would impact on the setting of the building.

The combination of the large 2 storey extension and very limited external space would be detrimental to the property.

The proposal is in opposition with this development management principle.

Refuse storage and collection.

The proposal has no effect on the existing refuse storage and collection at the property and is therefore in accordance with this development management principle.

Vehicular access and car parking

The proposal adds a new bedroom to the property and concerns were raised by a neighbour regarding impact on vehicle parking.

The property is a family residence and not registered as HMO and therefore the proposal is unlikely to add additional personal vehicles to the property.

The proposal has minimal on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

On balance the proposal has negligible effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Green Infrastructure including open space, both public and private

The proposal removes almost all the private green space at the property permanently removing the external amenity of a private garden at the property.

The proposal is therefore in opposition with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a small impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

Manchester Core Strategy Policy SP1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

This principle has been considered within the Core Strategy DM1 policy.

The proposal is considered in opposition with this policy.

Manchester Core Strategy Policy EN1 – Design Principles & Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban Design.

1. Character: a place with its own identity

2. Continuity and enclosure: a place where public and private places are clearly distinguished
3. Quality of the public realm: a place with attractive, and successful outdoor areas
4. Ease of movement: a place that is easy to get to and move through
5. Legibility: a place that has a clear image and is easy to understand
6. Adaptability: a place that can change easily
7. Diversity: a place with variety and choice

This proposal sits within the 'Southern Character Area'. The key principles for this area are:

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location

These principles have been taken into consideration within the Core Strategy Policy DM1.

The proposal is considered in opposition with this policy.

Manchester Unitary Development Plan (UDP) Saved Policy DC1 – Residential Extensions

The policy outlines the key issues when considering proposed residential extensions.

This saved policy has been considered within the Core Strategy Policy DM1.

The proposal is considered in opposition with this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered too and considered at all stages of the proposal.

NPPF design principles have been considered within Core Strategy Policy DM1.

The proposal is considered in opposition with the NPPF design principles.

Overall

The proposal is considered unacceptable in this location, in terms of design, scale and massing, detrimentally affecting the amenities of the occupiers of surrounding properties and the character and appearance of the surrounding street scene. Notably the scale and massing would almost complete remove external amenity space at the property. For the above reasons, the proposal is will have a detrimental impact and therefore is in opposition with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 polices 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: **Refuse**

Article 35 Declaration

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. The proposed two storey extension by reason of its scale, massing, materials and design; would not be subservient to the host dwelling; would form an overly dominant and visually obtrusive feature within the street scene; and would be incongruous with the character of the property and area, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.
2. The proposed extension, by reason of its height, sideward projection and close proximity to the site boundaries would create an undue loss of light and have an overbearing impact on the adjacent dwelling No.58, 60 & 62 Central Road, to the detriment of the residential amenity currently enjoyed by neighbouring occupiers. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

West Didsbury CE Primary School, 68 Central Road, Manchester, M20 4ZA

3 Hague Road, Manchester, M20 4ZB

Flat 2, 58 Central Road, Manchester, M20 4ZA

Flat 1A, 3 Hague Road, Manchester, M20 4ZB

Flat 6, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 3, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 17, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 15, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 12, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 1, Hague Court, Hague Road, Manchester, M20 4ZB

58 Central Road, Manchester, M20 4ZA

60 Central Road, Manchester, M20 4ZA

Flat 3, 58 Central Road, Manchester, M20 4ZA

Flat 1, 58 Central Road, Manchester, M20 4ZA

Flat 1B, 3 Hague Road, Manchester, M20 4ZB

Flat 3, 3 Hague Road, Manchester, M20 4ZB

Flat 2, 3 Hague Road, Manchester, M20 4ZB

1 Hague Road, Manchester, M20 4ZB

Flat 9, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 8, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 7, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 5, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 4, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 2, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 18, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 16, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 14, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 13, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 11, Hague Court, Hague Road, Manchester, M20 4ZB

Flat 10, Hague Court, Hague Road, Manchester, M20 4ZB

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

Area Team Boundary - Name: SOUTH AREA