

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136572/FH/2023
Date registered valid: 14 April 2023
Proposal: Erection of two storey side and part single, part two storey rear extension to provide additional living accommodation
Address: 151 Hart Road, Manchester, M14 7BA
Ward(s): Fallowfield Ward

Applicant: Mr. and Mrs. Hakimzadeh
Agent (if any): Mr Ahmad Turkmani AT A. Design
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 06.06.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 May 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 May 2023 Expired: 25 May 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

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 situated within Fallowfield Ward, Manchester. The property benefits from a front and side amenity space with a large splayed rear garden area. Boundary treatment in the form of timber fencing and vegetation screening occupy the rear, shared and front boundary treatment. Platt Fields Park is located directly to the north of the application site with residential dwellings the predominate use within the local vicinity.

Description of development

The applications seeks planning permission for the erection of a two storey side and part single part two storey rear extension to form additional living accommodation. The application has been revised since original submission reducing the overall footprint of the extension and introducing a greater layer of subservience to the original dwelling.

Consultations & Notification Responses

Local residents were notified however none responded.

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:

DC1.2 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

DC1.4 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.

Issues

Principle

The development is a two storey side and part single part two storey rear extension, , this is considered acceptable in principle 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 properties' residential amenity.

Residential and Visual Amenity

The proposed two storey side extension and part single part two storey rear extension is a wraparound extension and as mentioned above the application has been revised since the original submission reducing the overall footprint and introducing a layer of subservience to the proposal. The proposal would have approx. dimensions of Height 6.7m x Width (along the side) 4.6m (along the rear) 11.45m x Depth 10.2m x Rearward Projection (ground floor) 4.3m (first floor) 3.2m. The revised scheme would include a 1.5metre setback from the principal elevation along the first floor and a 0.3 metre dropdown level from the original ridge roof height. The extension would be sited approx. 0.6metres away from the no. 153 Hart Road and run alongside the western boundary with no. 149 Hart Road.

In terms of the proposed two storey side extension and the potential impact on no.149 Hart 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 leaving at its shortest distance a gap to the boundary of 0.6metres increasing to the rear to 5.2metres and protrude past the original rear elevation by 4.3metres. Given the splayed nature of the property and the ever increasing distance to the shared boundary and the rear amenity space of the neighbouring property, it is deemed acceptable for this application site and not considered to provide significant overbearing implications to the neighbouring occupier. Further, given the orientation of the properties along Hart Road and the built form of the neighbouring property, it is not considered that overshadowing implications during the evening sun would be significant to warrant a refusal.

The proposed part single part two storey rear extension would run alongside the shared boundary with no.149 Hart Road leaving a distance of 0.15m distance between the western shared boundary and the extension, however the revised scheme has incorporated a 2 metre first floor set-in dimension from the shared boundary to reduce the bulkiness and prevent an overbearing feature along the shared boundary. It is deemed the set-in dimension would also alleviate loss of sight lines in an eastern direction from the first floor of the neighbouring property.

Additionally, given the single storey nature of the extension and the set-in dimension of the first-floor element, it is not considered that the scheme would add significant harmful overshadowing or loss of light implications to neighbouring properties.

Further, it should be noted that the rearward projection of the proposed part single part two storey rear extension is longer than referred to in with DC1 with an overall length of 4.3metres, however it is deemed that the relatively small scale nature of the projection and the large rear garden alongside the splayed nature of the property that the proposal would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

Fenestration elements are proposed along the rear and side elevations overlooking the rear and side garden. The first floor side facing windows are located within bathrooms and as such shall be obscurely glazed to prevent overlooking and loss of privacy implications to the neighbouring property.

The proposed extension would become visible from Hart Road's streetscene, however the extension is set-back from front of the main dwelling and is subservient to the existing house and would have an acceptable appearance with materials to match the existing and is subservient to the existing house and would have an acceptable appearance with materials to match the existing brickwork, it is considered acceptable and not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not in a conservation area.

Height Scale and Massing

The height of the proposed two storey side and rear appropriately relates to the height parameters of the existing building. The height of the proposed extensions have tied in with the existing building. The revised proposal includes an acceptable footprint of the extensions that is deemed appropriate for the application site, and it is considered that the proposed extensions responds well to the dimensions, design and siting of the neighbouring properties.

The materials of the proposed extensions will be finished to match the existing dwelling in type, shape and colour 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

On the revised plans waste storage is shown to be stored within the rear garden with enough space to the front to allow for collection, therefore it is deemed acceptable and complies with Policy EN19.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to guide the application through all the stages of the planning process and resolve any issues that arose in 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 of three years beginning with the date of permission.

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Local plan and drawings numbers:

Drawing: Floor Plans ref. PP152-3/22

Drawing: Elevations ref. PP152-4/22

Drawing: Location and Site Plan ref. PP152-1/22

All stamped as received by the City Council as Local Planning Authority on 23 MAY 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 (2012).

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the original 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 plans.

Reason- In the interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 and DM1.

- 5) The side facing windows located on the ground floor serving the hallway, WC and the first floor element of the side extension facing 153 Hart Road; and front elevation window on the first floor of the extension shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential 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

153 Hart Road, Manchester, M14 7BA

149 Hart Road, Manchester, M14 7BA

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA