

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135899/FH/2023

Date registered valid: 5 January 2023

Proposal: Erection of part single, part two storey side and rear extension to form garage and additional living accommodation

Address: 110 Alexandra Road South, Manchester, M16 8WU

Ward(s): Whalley Range Ward

Applicant: Mr Rafay Rasool

Agent (if any): Mr Ahmed Choudhry, Nada Architects

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

Recommendation: Approve

Date of recommendation: 27 February 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: 2 February 2023 Expired: 9 February 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 110 Alexandra Road South within the south Manchester ward of Fallowfield. The property relates to a two storey, semi-detached, red brick dwellinghouse with Edwardian features including an arched front porch, bay windows and timber bargeboards. Amenity space to the front of the property consists of a driveway for one space and soft landscaping in the form of a small, grassed garden. The driveway extends along the side of the property extending to the rear of 110 Alexandra Road South. To the rear a large, grassed garden measuring 154 square metres is sited where a large garden room and small shed sits. The host property benefits from an existing flat roof, single storey outrigger.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey side and rear extension to form garage and additional living accommodation.

The side extension at ground floor level would sit flush with the host property and would have approximate dimensions of Height: 3.8 x Length: 11.2 x Width: 2.4 metres. The side extension at first floor level would be set back from the primary elevation by 2 metres and would have approximate dimensions of Height: 7.5 x Length: 9.2 x Width: 2.6 metres. The rear extension at

ground floor level would have different lengths, whilst the living room would have a length of 3 metres, the kitchen and dining room would have a length of 3.5 metres. This part of the extension would have an approximate height of 3.9 metres and a width of 8 metres. Bedroom 4 would sit at first floor level on the side and rear extension and would be set in from neighbouring property, no.108 Alexandra Road South, by 1 metre and set in from no.114 Alexandra Road South by 3 metres.

The proposal, at ground floor, would create a play/study room, a shower room, utility room, kitchen, dining room and extended living room and at first floor level, an en-suite and a dressing room in connection with proposed bedroom 4.

The proposal would involve the insertion of two windows within the front elevation and two doors and two windows within the rear elevation. Two skylights would be inserted within the roof of the single storey extension.

Materials to be used throughout the proposal would include facing brick, facing grey roof tiles, uPVC windows and uPVC doors, and would match that of the host property.

Amended plans

The drawings originally received were unacceptable as the side extension did not offer a set back at first floor level thus giving the opportunity for a terracing effect, contrary to Policy DC1.4 of the UDP. In addition, concern was raised over bedroom 4 which originally sat against the boundary with no.108 Alexandra Road South, which could have given rise to adverse overshadowing and overbearing impacts. The proposal was amended accordingly and a further neighbour notification was subsequently held.

Planning history

076904/FH/2005/S1- Erection of 2 storey side and rear extension to form garage and additional living accommodation.

Approved 8 November 2005.

Consent never implemented.

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).

DC1.4 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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy.

Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

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 a part single/part two storey side and rear extension to form additional living accommodation. This is considered acceptable in principle, as many people prefer to alter homes rather than move 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. 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

Side extension:

The side extension would be sited against the side boundary with no.108 Alexandra Road South. It is noted that this element of the proposal would result in additional two storey built form against the shared boundary and as such could be considered overbearing. However, as the side extension is to be set back by 2 metres at first floor from the primary building line of the host property, this is thought to increase a sense of openness between the two properties. No windows are to be inserted in the side elevation of the side extension and as such would not give rise to any overlooking. An en-suite would be located on the first floor of the side extension

and to protect the privacy of the applicant, the window should 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, a condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

The side extension would be viewed within the context of the streetscene, as this element of the proposal would be set back by 2 metres at first floor level, the proposal is not considered to be over dominant within the streetscene. As such, this element of the proposal would not detrimentally impact the residential amenity of neighbours along Alexandra Road South.

Rear extension:

The rear extension would be sited against both of the immediate neighbours' shared boundaries.

No.108 Alexandra Road South would feel 3.5 metres at ground floor level against the boundary. Due to the existing single storey outrigger, which the neighbour already has, the neighbour would be used to a level of built form beyond the rear building line. However, it is noted the built form would be closer than existing. The most noticeable built form to the rear for this neighbour would be the fourth bedroom. To mitigate harm, this bedroom has been set in by 1 metre from the shared boundary and this is considered adequate to reduce an imposing feature which no.108 would feel from their rear garden. It is also hoped that this would overcome any adverse overshadowing implications.

No.112 Alexandra Road South would also feel a 3 metre extension against the shared boundary. However, as the length is pursuant to Policy DC1.3 of the UDP and is only single storey, the length is considered to not create an overbearing feature. Since the first floor bedroom proposed to the rear would be sited 3 metres from the shared boundary, it is hoped this element would not give rise to any overshadowing or overbearing features.

The placement of windows and doors within the rear extension would not give rise to any overlooking implications, as they would look into the applicant's rear garden.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, and any harm has been reduced within the revised drawings assessed in this report.

Design and Appearance

Side extension:

DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. It is acknowledged that a 1.53 metre gap to the boundary cannot be provided without severely compromising the internal space of the extension, and as such the agent was requested to set back the first floor by 2 metres. Therefore, amendments to the drawings ensure the part single, part two storey side extension would be pursuant to Policy DC1.4 of the UDP and is considered to create a subservient addition to the property. As such, the design of the side extension is considered acceptable.

Rear extension:

The rear extension, at its largest point, would have a rearward projection of 3.5 metres. This is below the maximum rearward projection specified within Policy DC1.3 of the UDP and as such

is considered acceptable in length. By setting bedroom 4 away from the shared boundary with no.108 Alexandra Road South and being sited 3 metres from the other immediate neighbour, no.112 Alexandra Road South, the proposal is not considered excessively large or bulky, pursuant to Policy DC1.2 of the UDP.

Materials:

The materials to be used for the proposal have been listed previously within the report and would match the host property. Therefore, they are considered sympathetic and appropriate. A materials condition to that effect would be attached to any consent granted.

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.

Car parking

Car parking would not be impacted by the proposal.

Bin storage

Bins would be stored within the bin storage created to the front of the property. Floor plans, elevational drawings and the materials of timber cladding have been shown on the drawings. This is considered acceptable and the bin store information provided would be conditioned accordingly.

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.

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 and a revised scheme has been submitted which is considered to overcome issues raised. Appropriate conditions have been attached to any approval granted.

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 for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 5 January 2023.
- Drawing- Location Plan- The Location Plan, stamped as received by the City Council as Local Planning Authority on 5 January 2023.
- Drawing- Proposed- GA Elevations, numbered (03)001 PL2, stamped as received by the City Council as Local Planning Authority on 1 February 2023.
- Drawing- Existing & Proposed- GA Site and Floor Plans, numbered (01)001 PL2, stamped as received by the City Council as Local Planning Authority on 1 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 first floor en-suite window as shown on the approved 'Drawing- Existing & Proposed- GA Site and Floor Plans, numbered (01)001 PL2', stamped as received by the City Council as Local Planning Authority on 1 February 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.

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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

6) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- GA Elevations, numbered (03)001 PL2', stamped as received by the City Council as Local Planning Authority on 1 February 2023 and 'Drawing- Existing & Proposed- GA Site and Floor Plans, numbered (01)001 PL2', stamped as received by the City Council as Local Planning Authority on 1 February 2023, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and 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.

Appendix 1 – List of consultees & neighbours notified

9 Blair Road, Manchester, M16 8NS
Flat 1, 7 Blair Road, Manchester, M16 8NS
108 Alexandra Road South, Manchester, M16 8WU
85 Alexandra Road South, Manchester, M16 8NX
Flat 5, 7 Blair Road, Manchester, M16 8NS
Flat 4, 7 Blair Road, Manchester, M16 8NS
Flat 3, 7 Blair Road, Manchester, M16 8NS
Flat 2, 7 Blair Road, Manchester, M16 8NS
112 Alexandra Road South, Manchester, M16 8WU
87 Alexandra Road South, Manchester, M16 8NX
83 Alexandra Road South, Manchester, M16 8NX

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) -
Area Team Boundary - Name: SOUTH AREA