

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136595/FH/2023
Date registered valid: 31 March 2023
Proposal: Erection of part single, part two storey side and rear extension and front porch to form additional accommodation
Address: 2 Rothesay Road, Manchester, M8 4JA
Ward(s): Crumpsall Ward

Applicant: Mr Naveed Khan
Agent (if any): M Farooq, Building Design Services
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 23 May 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 April 2023

Standard consultations:

Printed: 10 May 2023 Expired: 17 May 2023

Neighbour notifications

Printed: 10 May 2023 Expired: 17 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 2 Rothesay Road within the Crumpsall ward of north Manchester. The application site relates to a two storey, semi-detached, red brick dwellinghouse with a tiled canopy over the entrance door and bay window. The property is one of only two properties located on the eastern side of Rothesay Road. Amenity space to the front of the property consists of a driveway and small grassed area. At the time of the site visit, part of a detached garage remained at the side of the property and the rear of the property was characterised by a grassed garden and a patio area.

Description of development

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

The part single storey side extension would have a bay window to match that of the host property and would have approximate dimensions of Height: 3.3 x Length: 8.5 x Width: 3.6 metres. The part two storey side extension would be set back from the bay window and as such have approximate dimensions of Height: 8 x Length: 7.2 x Width: 3.6 metres.

The part single storey rear extension would wrap into the ground floor side extension and have dimensions of Height: 3.9 x Length: 3.6 x Width: 10 metres. The part two storey rear extension would be set away from the shared boundary with no.4 Rothesay Road by 6.1 metres and have dimensions of Height: 6.7 x Length: 3.6 x Width: 3.8 metres. The front porch would be sited centrally within the primary elevation of the site with dimensions of Height: 3.5 x Length: 1.3 x Width: 2.6 metres.

The proposal would create a lounge, W/C, kitchen and dining room on the ground floor and two bedrooms and an en-suite on the first floor. The proposal would involve the insertion of a door and two windows within the front elevation, three windows within the side elevation, two windows and two doors within the rear elevation, and two skylights within the part single storey rear extension.

Materials to be used throughout the proposal would match that of the host property.

Planning history

No planning history exists for this site, however the following planning history is considered relevant:

107548/FH/2014/N1- Erection of 2 storey side extension and part single, part 2 storey rear extension to form additional living accommodation, together with new front porch and modifications to canopy to front of property.
Approved 14 April 2015.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Highway Services

Highways were consulted on the application and the following responses were received:

PARKING AND ACCESS:

The proposed extension will require the removal of an existing garage, however the proposals will not impact upon the property's existing driveway provision accessed from Rothesay Road therefore ensuring off-road parking provision remains. This is considered acceptably by Highways.

REFUSE AND SERVICING:

The proposed extension would not affect bin storage provision or refuse collections as a route between the property frontage at Rothesay Road and the rear garden area will be provided along the building's southern elevation.

DEMOLITION/ CONSTRUCTION/ FIT OUT MANAGEMENT:

Detail should be sought from the applicant in relation to any proposed construction or fit- out arrangements where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -

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 part single, part two storey side and rear extension and front porch to form additional accommodation. This is considered acceptable in principle as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. The proposal is considered to mirror the recently approved extension at the neighbouring property, no.4 Rothesay Road (planning ref: 107548/FH/2014/N1). 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

Part single, part two storey side extension:

The side extension would be flush with the host property at ground floor level and slightly set back from the host property at first floor level. An approximate 1.3 metres would be retained between the side elevation of the proposal and the shared boundary to the south, with no.60 Edilom Road. Due to the positioning of no.2 Rothesay Road being one of only two houses on the eastern side of the street, there is no opportunity for a terracing impact to occur, given the relationship with no.60 Edilom Road's rear garden and detached garage. As such, the gap from the boundary is considered adequate to ensure the proposal is viewed as a subservient addition from the streetscene and as such would not create any harm in relation to visual amenity.

Although three windows would be inserted within the side elevation facing no.60 Edilom Road, they would be conditioned to be obscure glazed. This is considered appropriate to overcome any adverse privacy implications and a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

An approximate 13.3 metre gap would be retained between the gable wall of the proposed side extension and the rear building line of no.60 Edilom Road. As such, the addition of built form which would be viewed when looking out of no.60 Edilom Road's rear windows is not considered to be overbearing, due to the distance retained.

Part single, part two storey rear extension:

An additional 3.6 metres of built form would be sited against the shared boundary with the immediate neighbour, no.4 Rothesay Road. However, due to the neighbour's part single storey extension, the neighbour would not feel the additional built form. Since the first floor element would be set in 6.1 metres from the shared boundary, this set in is considered acceptable to not create an overbearing feature. Any loss of light to the neighbour would be minimal and is thought to be minimised given the set in at first floor level.

No adverse privacy implications would occur from the window to be inserted in the rear of the extension at first floor level.

The relationship with properties along Edilom Road would not result in any adverse implications from this element of the proposal, due to the same reasons as discussed for the two storey side extension.

Front porch:

As the front porch would be extremely small and only have a 1.3 metre projection, it would not give rise to any adverse implications to the neighbouring properties.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Part single, part two storey side extension:

An approximate 1.3 metres would be retained between the side elevation of the proposal and the shared boundary. Policy DC1.4 of the UDP requests a set back at first floor level given the proximity to the shared boundary. The first floor has a set back and the proposal would have no opportunity to create a terracing impact due to its siting on the street and the relationship with Edilom Road. Therefore, the proposal is considered acceptable to create a subservient feature. In addition, the proposal mirrors the development approved for no.4 Rothesay Road (planning ref: 107548/FH/2014/N1) and is considered a sympathetic addition to the streetscene.

Part single, part two storey rear extension:

The rearward projection of the rear extension is considered pursuant to Policy DC1.3 of the UDP. The set in at first floor level away from the shared boundary ensures the proposal is a sympathetic addition to the property and is not excessively large or bulky.

Front porch:

A similar front porch could be achieved through the route of Permitted Development, would reflect similar structures in the immediate area and is considered acceptable in size and form. This is pursuant to Policy DC1 of the UDP.

Materials for the extension:

The materials to be used would match that of the host property. As such, the materials are considered acceptable and 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.

Bin Storage

Adequate space would remain for the bins to be stored at the rear of the property and brought forwards to the front of the property on the day of bin collection.

Car Parking

Car parking arrangements would remain 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.

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. Appropriate conditions have been attached to the 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 Form for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 28 February 2023.
- Drawing- Proposed- Floor Plans, numbered 1984/2, stamped as received by the City Council as Local Planning Authority on 10 May 2023.
- Drawing- Proposed- Elevations, numbered 1984/3, stamped as received by the City Council as Local Planning Authority on 10 May 2023.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 28 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 ground floor W/C and kitchen window and first floor en-suite window as shown on the approved 'Drawing- Proposed- Floor Plans, numbered 1984/2', stamped as received by the City Council as Local Planning Authority on 10 May 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.

Informatives

- 1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Highway Services

56 Edilom Road, Manchester, M8 4HZ
7 Rothesay Road, Manchester, M8 4JA
35 Haversham Road, Manchester, M8 4JB
33 Haversham Road, Manchester, M8 4JB
5 Rothesay Road, Manchester, M8 4JA
4 Rothesay Road, Manchester, M8 4JA
60 Edilom Road, Manchester, M8 4HZ
58 Edilom Road, Manchester, M8 4HZ

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
Area Team Boundary - Name: NORTH AREA