

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135531/FH/2022

Date registered valid: 30 November 2022

Proposal: Erection of a single storey extension to the side and rear of the proposed dwelling to form additional living accommodation

Address: 2 Abberton Road, Manchester, M20 1HU

Ward(s): Old Moat Ward

Applicant: Mr James Smith

Agent (if any): Mr David Lambert, ARCD Architects

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

Recommendation: Approve

Date of recommendation: 24 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 7 December 2022 Expired: 28 December 2022

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 Abberton Road within the south Manchester ward of Old Moat. The application site relates to a semi-detached, two storey dwellinghouse with Edwardian features including bay windows, cream render with black frames to the first floor and red brick to the ground floor. Amenity space to the front of the property consists of a small section of green landscaping and a drive, which continues down the side of the property to the rear. The rear amenity space is characterised by an area of hardstanding, a grassed garden, a large outbuilding and the property consists of an existing single storey rear outrigger.

Description of development

The submitted application seeks planning permission for erection of a single storey extension to the side and rear of the proposed dwelling to form additional living accommodation.

The side extension would be set back from the primary elevation of the host property by 2.8 metres and would have approximate dimensions of Height: 3.1 x Length: 6.8 x Width: 2.3 metres. The rear extension would wrap into the side extension and would have approximate dimensions of Height: 2.8 x Length: 3.6 x Width: 9 metres. The proposal would create a W/C, utility, kitchen, dining room and lounge space. The proposal would involve the insertion of a

window within the front elevation, 3 windows within the side elevation and a window and set of sliding doors within the rear elevation. Materials to be used throughout the proposal include render and engineering brick (red brick as existing), flat roof with concrete effect coping (concrete roof tiles as existing), dark grey/black aluminum windows and doors (white UPVC as existing). The extension would be rendered and during the course of the application, the agent was unable to confirm the colouration or specification of the render to be implemented.

Planning history

No planning history exists for this site.

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).

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 single storey extension to the side and rear of the proposed dwelling 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 set back from the primary elevation of the host property and retain an approximate 1 metre gap to the shared boundary with no.88 and no.86 Burton Road. A dense hedge separates the two properties and as such, the proposal would not negatively impact this neighbour, as the built form would not be seen.

A window would be inserted in the bathroom window within the front elevation of the side extension. To protect the privacy of the applicant from passers-by on the street, the window is marked as being obscure glazed and should be conditioned accordingly and shall remain so in perpetuity. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The proposal is appropriate in size and form and as such would not give rise to any adverse visual/ residential amenity implications to the neighbouring properties.

Rear extension:

The rear extension would be sited against the shared boundary with no.4 Abberton Road and would have an approximate rearward projection of 3.6 metres. As this is under the maximum rearward projection prescribed within Policy DC1.3 of the UDP, it is considered acceptable to not create any adverse implications. In addition, as the neighbouring property has an existing single storey rear extension at the boundary, the neighbour would only feel an additional 1 metre of built form. Due to the placement of windows no adverse privacy or overlooking implications would arise for the immediate neighbour, and any loss of light or overshadowing implications would be minimal.

The rear extension would be sited 2 metres from immediate neighbour to the east no.86 Abberton Road. This neighbour is already used to built form along the shared boundary in the form of the single storey wooden outbuilding. Due to the hedge and the distance between the proposal and the rear elevation of no.86 Abberton Road, no adverse implications would occur in terms of an overpowering impact. Although two windows would be sited within the side elevation of the rear extension close to the shared boundary, since the neighbouring property does not sit parallel to the applicant property and is instead sited on a different road, no overlooking or privacy implications would occur. No loss of light or overshadowing implications would also occur.

No properties to the rear would be impacted by the proposal.

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

Design and Appearance

Side extension:

The side extension is considered acceptable in size and form. As such, this element of the proposal is considered pursuant to Policy DC1.2 of the UDP.

Rear extension:

The projection of the rear extension would measure 3.6 metres and as such would be considered pursuant to Policy DC1.3 of the UDP, which states that rearward projections must not exceed 3.65 metres.

Materials:

The materials to be used are stated previously within the report and are considered appropriate, a materials condition to this effect would be added to any approval granted. The agent could not specify the render to be used and this has been conditioned accordingly.

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

Although the driveway along the side of the property would be lost as a result of the proposal, space would be retained at the front for one car to be parked off street. This is considered acceptable.

Bin storage

Bins are indicated on the plans to be stored in front of the proposed side extension. The agent provided further information on the bin store and this 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 appropriate conditions have been placed on 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 21 November 2022.
- Drawing- Proposed- Floor Plan, numbered L(-2)011, stamped as received by the City Council as Local Planning Authority on 21 November 2022.
- Drawing- Proposed- Roof Plan, numbered L(-2)021, stamped as received by the City Council as Local Planning Authority on 21 November 2022.
- Drawing- Proposed- Elevation, numbered L(-4)011, stamped as received by the City Council as Local Planning Authority on 21 November 2022.
- Drawing- Proposed- Elevation, numbered L(-4)012, stamped as received by the City Council as Local Planning Authority on 21 November 2022.
- Drawing- Proposed- Elevation, numbered L(-4)013, stamped as received by the City Council as Local Planning Authority on 21 November 2022.
- Drawing- Location Plan, numbered L(--)000, stamped as received by the City Council as Local Planning Authority on 21 November 2022.

- Drawing- Site Plan, numbered L(-1)002, stamped as received by the City Council as Local Planning Authority on 21 November 2022.
- Drawing- Proposed- Elevations, numbered L(-4)014, stamped as received by the City Council as Local Planning Authority on 30 November 2022.
- Drawing- Proposed- Bin Store, numbered L(-4)015, stamped as received by the City Council as Local Planning Authority on 11 January 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 W/C window as shown on 'Drawing- Proposed- Elevation, numbered L(-4)011', stamped as received by the City Council as Local Planning Authority on 21 November 2022, 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 to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) Prior to the installation of the render, samples and specifications of the render to be used on the elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Bin Store, numbered L(-4)015', stamped as received by the City Council as Local

Planning Authority on 11 January 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

86 Burton Road, Manchester, M20 1HN
Oak Lodge, 1B Abberton Road, Manchester, M20 1HQ
Flat 8, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
Flat 7, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
Flat 6, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
Flat 5, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
Flat 4, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
Flat 3, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
Flat 2, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
Flat 1, Oak Lodge, 1A Abberton Road, Manchester, M20 1HQ
84 Burton Road, Manchester, M20 1HN
3 Stow Gardens, Manchester, M20 1HL
88 Burton Road, Manchester, M20 1HN
5 Stow Gardens, Manchester, M20 1HL
4 Abberton Road, Manchester, M20 1HU

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