

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135409/FH/2022

Date registered valid: 25 November 2022

Proposal: Erection of first floor rear extension and rear roof dormer to form additional living accommodation

Address: 15 Molyneux Road, Manchester, M19 3WB

Ward(s): Levenshulme Ward

Applicant: Mr Jatinder Saggu

Agent (if any): M Farooq, Building Design Services

Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: APPROVE

Date of recommendation: 18.01.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06.01.2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 6 December 2022 Expired: 27 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

15 Molyneux Road is a mid terraced property situated within a row of similar properties, within a predominantly residential area of Levenshulme ward. The property benefits from an existing single storey rear extension (application ref. 122959/FH/2019) and an existing single storey rear outbuilding along the rear boundary, amenity space to rear of the dwellinghouse, bounded by 1.8m post and panel fencing to boundaries with adjacent houses and a brick wall forming the rear boundary to the alleyway. The dwellinghouse comprises brickwork with a slate pitched roof.

The property is located within a residential area comprising predominantly terraced housing.

Description of development

The application seeks planning permission for the erection of a first floor rear extension together with a rear dormer to form additional living accommodation. The development would compromise brickwork to match the existing houses with a tiled roof and slates to the dormer walls, with windows facing the rear elevation of the existing house.

Planning History

122959/FH/2019 Proposed erection of a single storey outbuilding within rear garden.
APPROVED 08.04.2019

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

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 proposed extension is the erection of a first floor rear extension and rear roof dormer to a residential dwelling, this is considered acceptable as many people prefer to extend their home 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 neighbouring's properties' residential amenity. The property will be retained as a family use dwelling and as such no additional waste or car parking pressures are expected.

Residential and Visual Amenity

First floor rear extension

The proposed first floor rear extension would be sited along the shared boundary with no.13 Molyneux Road. This neighbour would experience an increased level of built form along the boundary, however, given the small scale nature of this development with a rearward projection of 1.5metres, height of 3.1metres and width of 2.2metres, the existing outrigger currently in place within the neighbouring property, it is deemed that overlooking and loss of privacy would be minimal. This neighbour would not experience any overlooking or privacy implications as no windows would be inserted in the side elevation. 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 would include a set-in dimension (2mtres) from the southern boundary with no.17 Molyneux Road and it is considered that this mitigates against an overbearing feature along the boundary. Further, given the orientation of the properties it is not considered that overshadowing impacts would be present.

The proposed development would allow for amenity space to be retained along the rear of the application site.

Rear dormer

The proposed rear dormer would have approx. dimensions of Height 1.8m x Width 3.9m x Depth 3.5m, the proposal would be sited approx. away from the boundary roof line by 0.2metres from 13 and 17 Molyneux Road. The rear dormer's nature of the works is not considered to impact upon light or outlook of surrounding occupiers. The design of the dormer incorporates the rear windows being set back from the eaves and would replicate views from second floor windows. Therefore, it is deemed the proposal is acceptable and is not thought to significantly harm the residential amenity of the surrounding neighbouring occupiers.

It is noted that properties along Molyneux Road have compact, small gardens therefore rear dormers offer residents opportunities as a way of creating additional living space. Due to the arrangement and siting of the neighbouring properties there is sufficient distance to the rear of the boundary with properties along Fairbourne Road that it would not form a feature within either streetscene and the character of the area will remain unharmed. Therefore, installation of a rear dormer is considered acceptable and is not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not a conservation area.

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed first floor rear extension have tied in with the existing building. The extension is considered to be 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 rear dormer will be sited along the rear elevation providing a small additional roof volume and set back from the eaves of the original roof. The materials of the extensions will match the existing 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

There is sufficient land to the rear of the property and access through the rear gate to maintain the existing waste management strategy currently employed. Therefore, preventing any additional residential amenity.

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

Officers have worked with the agent/applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this application.

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

- 1) The development must be begun not later than the expiration date of three years beginning with 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:

Drawing- Elevations ref. 3 stamped as received by the City Council as Local Planning Authority on 25 November 2022

Drawing- Elevations, Site

Drawing- Location Plan

Stamped as received by the City Council as Local Planning Authority on 31 October 2022

Reason- To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning Act (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 drawings:

Drawing- Elevations ref. 3 stamped as received by the City Council as Local Planning Authority on 25 November 2022

Drawing- Elevations, Site stamped as received by the City Council as Local Planning Authority on 31 October 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

13 Molyneux Road, Manchester, M19 3WB
17 Molyneux Road, Manchester, M19 3WB
18 Fairbourne Road, Manchester, M19 3HU
16 Fairbourne Road, Manchester, M19 3HU

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA