

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134994/FH/2022
Date registered valid: 17 January 2023
Proposal: Erection of single storey rear extension and roof dormer extension and hip to gable roof conversion
Address: 163 Smedley Road, Manchester, M8 0RU
Ward(s): Crumpsall Ward

Applicant: Mr Fesar Azram
Agent (if any): Mr Talat Zeria, HSH Engineering Design Service Ltd
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 14.03.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03 February 2023

Standard consultations:

Printed: 25 January 2023 Expired: 15 February 2023

Neighbour notifications

Printed: 25 January 2023 Expired: 15 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to a two storey brick built semi-detached property situated along Smedley Road in the Crumpsall ward of North Manchester. The property benefits from hard landscaping to the front, with a grassed area and rear garden with an existing single storey rear outrigger built off the original rear elevation. Boundary treatment in the form of timber fencing occupy the shared and rear boundaries.

The area is predominately residential in nature with houses of similar style and design. Smedley Lane Playing Fields is located to the north of the application site.

Description of development

The application seeks planning permission for the erection of a single storey rear extension and rear roof dormer with hip to gable conversion to form additional living accommodation. The application has been revised since the original submission to reduce the extensions' footprint in order to comply with government guidance.

Consultations & Notification Responses

Local residents were notified however none responded.

Environmental Health had no objections and recommended a construction working hours condition be applied to any approval.

Transport for Greater Manchester had no objections to the proposal given the suffice distance to the Metrolink boundary.

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:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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.

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

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a single storey rear extension and rear 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.

Residential and Visual Amenity

Single Storey Rear Extension

As mentioned above the single storey rear extension has been amended since the original submission; reducing the overall footprint of the extension. The proposed extension has approx. dimensions of Height 3.2m x Width 3.6m x Depth 3.65m. The extension would be sited approx. 0.2metres away from the shared boundary with 165 Smedley Road. Given the single storey nature of the proposal and that the proposed depth complies with Policy DC1, it is not considered that the additional built form seen along the shared boundary would create an overbearing feature for the neighbouring property. Further, the neighbouring property may experience some overshadowing implications during the morning sun however this will be alleviated during the afternoon and evening and is deemed not significant to warrant a refusal.

Additionally, there is sufficient distance to the eastern boundary that overshadowing and an overbearing feature along the shared boundary would be minimal to the properties situated along Smedley Road.

The proposed fenestration elements are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements are situated along the rear and side elevation overlooking the rear garden. The side facing door is considered acceptable given the neighbouring property's own single storey rear extension and therefore overlooks a blank gable wall. It is considered there is sufficient distance to the rear boundary that no additional overlooking or loss of privacy implications would occur for neighbouring properties.

Therefore, it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area, and would maintain existing privacy levels of neighbouring properties.

The proposal will have an acceptable impact on visual amenity. It is designed to be subservient to the main dwelling and is of a relatively modest scale which does not amount to an overdevelopment when seen in the local context.

The extension will not be visible from the front elevation or local street scene and is designed to form a seamless relationship with the original. This will be achieved by completing the development in the proposed matching materials to existing which are conditioned to match on any approval of the scheme.

Rear Dormer

Due to the arrangement and siting of the neighbouring properties the dormer would not be readily visible from the public highway and there is sufficient distance to the rear boundary with properties along Rowood Avenue, 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.

The proposed 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.

Siting, Scale and Massing

The proposal has been revised since the original submission to increase the set-in dimension from the original eaves to 0.2metres. The rear dormer will be sited along the rear elevation, providing an additional roof volume of approx. 48.80 cubic metres, with an approx. dimension of Height 2.3m x Width 5.5m x Depth 3.4m. The dormer would incorporate a flat roof that is deemed acceptable in this location. The dormer would be set-in from the shared boundary by 0.2 metres. Given the size of the proposed dormer it would fail to meet the 40 cubic metre threshold for permitted development.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a flat roof to add a contemporary feel to the proposal and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will match the existing. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP Policy DC1.

Waste Management

The proposed development would not effect the existing bin management strategy.

Environmental Health Comments

Environmental Health officers have recommended a construction hours plan condition attached to any approval however given the small scale nature of the extension to the residential property it is deemed not appropriate to attach these conditions to this approval in this instance.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 applicant in a positive and proactive manner to guide the application through all the stages of the planning process and resolve any issues that arose in dealing with the application.

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

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

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

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

Drawing- Location Plan

Stamped as received by the City Council as Local Planning Authority on 21 September 2022

Drawing Plans and Elevations ref. 4H

All stamped as received by the City Council as Local Planning Authority on 14 March 2023

Reason- To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the 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 extension, pursuant to

saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Metrolink

161 Smedley Road, Manchester, M8 0RU
165 Smedley Road, Manchester, M8 0RU

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA