

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 135911/FH/2023  
**Date registered valid:** 6 January 2023  
**Proposal:** Erection of a part single part two storey side extension and installation of PV panels to the roof  
**Address:** 33 Francis Road, Manchester, M20 4XP  
**Ward(s):** Withington Ward  
  
**Applicant:** Mr M Lowe  
**Agent (if any):** Mr Matthew Hill, Architectural Solutions Ltd  
**Case officer:** Tracie Simpson  
Tel: 0161 234 4537  
Email: [tracie.simpson@manchester.gov.uk](mailto:tracie.simpson@manchester.gov.uk)  
  
**Recommendation:** Approve  
**Date of recommendation:** 15<sup>th</sup> March 2023



## Application details

|                                  |                                                     |
|----------------------------------|-----------------------------------------------------|
| Type of application:             | Full Householder Application                        |
| Development type:                | Householder                                         |
| Date of site visit:              | 28 February 2023                                    |
| Standard consultations:          | Printed: 19 January 2023   Expired: 9 February 2023 |
| Neighbour notifications          | Printed: 19 January 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

The application site relates to a two storey detached property in the Withington ward area of Manchester. The property forms part of a modern estate constructed circa 1987 and features a mix of detached and semi detached properties of brick and render, front driveways and front and rear gardens which are open planned.



|                  |                |
|------------------|----------------|
| Listed building: | Not applicable |
|------------------|----------------|

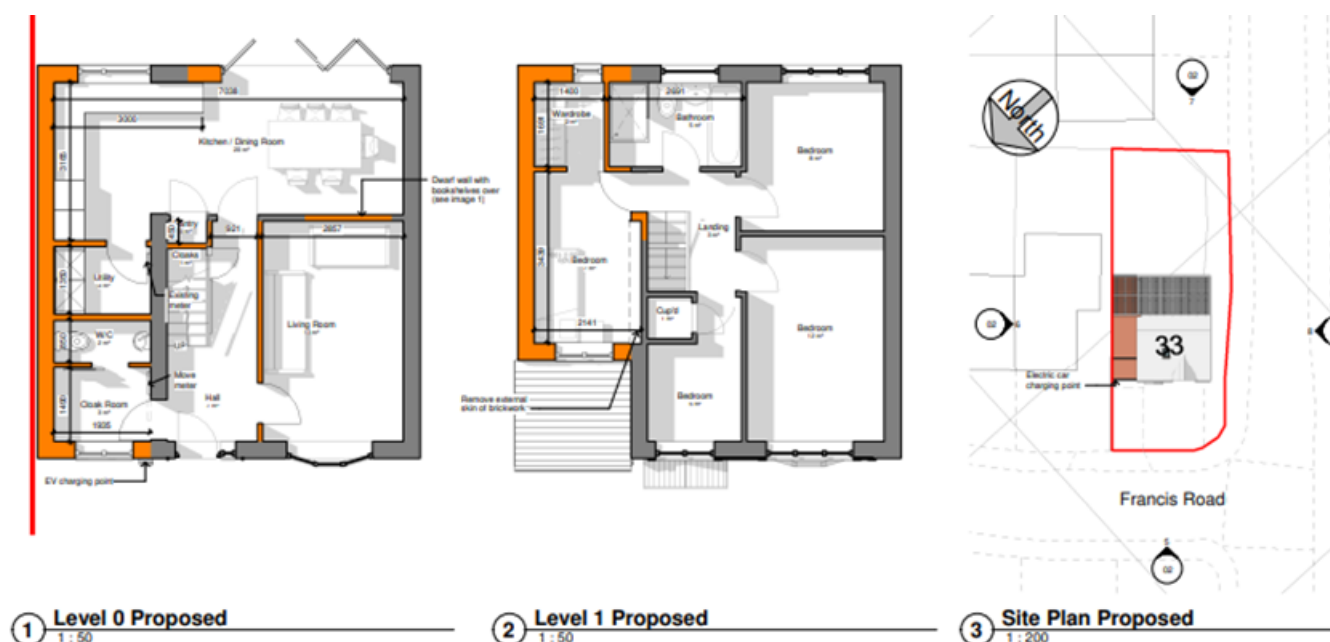
**Conservation area:** Not applicable  
**Tree Preservation Order:** Not applicable

## Description of area

This is primarily a residential area in nature

## Description of development

The applicant is seeking planning permission for the erection of a part single part two storey side extension and installation of PV panels to the roof



## Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. There has been two letters of objection in respect of this planning application. Summary of comments as follows:

- As I live in very close proximity to this property, would prefer that significant building work not take place.
- We would really struggle with the noise of a building site and make working from home even more difficult for us.
- A large two story extension would considerably take the house out of keeping with the rest of the street. Not only would it be visible from the road in front of the property but it would look ugly from the rear where our property. It would also make what is a nice and uniform row of properties leading up to ours, suddenly end with an eye sore and a property that sticks out for the wrong reasons.
- All of this would be on top of them already extending their garden out onto council property and making it very difficult for us to reverse out of our drive. Which was something we wanted to oppose but couldn't find any legal documentation that backed up the ownership of that land.

- Also, the additional traffic caused by various workers on the site would make an already overly tight and restricted street even worse to navigate.
- There is a general consensus that this size of extension is not appropriate for the property or the street
- They'll overlook us significantly more than they already do. With a street that has limited privacy already, the last thing we need is to be overlooked even more.
- Ultimately, we feel very strongly that as each property is the same (or at least extremely similar) in the street, a large extension like this just isn't in keeping and would ruin the uniformity of our street. If they want a larger home or to extend a property, they should find one elsewhere that is more appropriate and that wouldn't have such a negative effect on the street and their neighbours.
- The road is already narrow/busy with traffic. Having extra traffic onto the road/parking on the sides will cause disruption to be entering and leaving the cul de sac.
- It is not in keeping with the other houses, this will look ugly and will not be in keeping with every other house on the mini estate. This will stick out like a sore thumb. The houses are all identical, no other houses within the area will look like the proposed extension and this will have a knock on effect.

Highways - Driveways should be no closer than 10m from a junction and ideally should be a minimum of 6m long and 3m wide so that there is a reduced likelihood of vehicle overhang onto the footway and to provide for pedestrian movements and bin movements to/from the property.

The drawing provided indicates that the double driveway proposal is within 10m of the junction and is not supported. However, even though the single existing driveway is being reduced to circa 5m in length its retention to accommodate the extension can be supported. Should the planning application be approved it is required that a Construction Management Plan be conditioned which shall include, where appropriate the following details:

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

## **Policy and Issues**

The following policies are considered relevant in the consideration of this application.

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

### Principle

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

### History

Previous planning applications relating to this site as follows:

Planning reference number 036912 for Single storey side extension to form garage with kitchen at rear. This application was approved on 30.08.1990

### Residential amenity

The applicant is seeking planning permission for the erection of a part single part two storey side extension and installation of PV panels to the roof. Concerns were raised by the City Council in relation to the proposal resulting in terracing, however following negotiations the applicant provided a further setback at first floor to overcome this issue. Further concerns were raised by local residents stating that the proposal would not be in keeping with the other properties, increased noise due to the works to be carried out, overlooking and additional traffic as a result of the scheme.

### Ground Floor

The ground floor element of the proposal would be in line with the front wall extending along the side ending in line with the rear wall of the property. No gap would be retained to the shared

boundary with no. 31 Francis Road. Windows would be situated on the front and rear elevation with a mono pitch sloping roof at the front. No windows are proposed along the side elevation.

### First Floor

The first floor element of the proposal would be setback from the front wall of the property measuring 2.0m and would extend rearwards up to the rear wall of the property. The roof would be set down from the existing ridge height with a gable roof to reflect the existing design of roof. Windows would be located on the front and rear elevations; no windows would be along the side.

Although windows are to the front and rear, it is not considered that these windows would provide any further overlooking than already exists from the rear first floor windows of the host dwelling. Given the orientation of the property, it is not considered that the proposal would provide any undue harm caused by overshadowing or loss of light to the existing residential amenities for the occupiers of surrounding properties, particularly no. 31 Francis Road as it benefits from a single storey side addition to the property.

The impression of subservience is achieved by the setback from the front and set down from the original height of the roof. Given the projection, it is considered that the proportions of the extension are acceptable. The footprint is not considered to create a bulky or disproportionate scale addition to the property. It is acknowledged that there would be some form of impact given by the proposed two storey side extension, however given the relationship to the shared boundary together with the setback from the front wall of the property it is considered that the harm caused would be minimum and therefore would not warrant refusal of the application. In addition, given the setback provided by the proposal, it is considered that this would not provide terracing or any loss of amenity within the street scene.

### Installation of PV panels to roof

The applicant proposes PV panels which would be located on the south side of the roof. 16 x no. of panels are proposed in total and would sit proud of the roof slope slightly measuring 20mm maximum. The introduction of PV panels are considered an acceptable addition to the roof and are considered to be sited in an appropriate location.

Overall, the extension would be visible from the public highway and therefore would feature within the street scene, however the character of the area would be retained although some of the houses in the immediate vicinity are themselves altered and extended. Therefore, the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property.

### Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

## Design

The design of the proposal would be in keeping with the existing and surrounding properties in the area. In terms of the proposed materials it is intended to use brick and tiles as specified in the application form. The design of the extension has been tailored to fit the shape of the existing property/plot and respect the relationship with the neighbouring property at the side and rear and is considered acceptable and detailed as what is normally expected of such a structure.

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.

## Refuse Bins

Bins storage is not affected by this proposal as there is adequate space along the side for the movement of bins from the rear to the front for collection and therefore the storage of refuse bins accords with policy EN19 of the Core Strategy.

## Parking

The initial application included the creation of an additional off street car parking space to the front which comprised the widening of the access. The City Council did not support this as the access was close to the corner, however following negotiations with the agent/applicant, this was removed from the scheme. Off street car parking would be retained to the site and therefore it is considered that the current car parking arrangements are not affected by this proposal.

## Other matters

Concerns were raised by local residents in relation to noise provided by the construction of the development. During construction it would be expected that levels of noise would increase as a result, however, this would be for a temporary period while the extension was under construction.

## Conclusion

Although the proposal would be visible from the public highway and therefore would be a feature within the street scene, the character of the area is still retained. The proposal has been sited and designed to ensure that it is subservient to the original dwelling house and the proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their 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.

## **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**

Positive and proactive working Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the policies within the Development Plan

## **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:

Revised plans received 6th March 2023 numbered 02 Revision D

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.

2) The materials to be used on the external surfaces hereby permitted shall match those of the existing dwellinghouse as specified on the application form/drawings 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.

## **Appendix 1 – List of consultees & neighbours notified**

## Highway Services

35 Francis Road, Manchester, M20 4XP  
31 Francis Road, Manchester, M20 4XP  
26 Francis Road, Manchester, M20 4XP  
42 Francis Road, Manchester, M20 4XP  
40 Francis Road, Manchester, M20 4XP  
38 Francis Road, Manchester, M20 4XP  
36 Francis Road, Manchester, M20 4XP  
34 Francis Road, Manchester, M20 4XP  
32 Francis Road, Manchester, M20 4XP  
24 Francis Road, Manchester, M20 4XP

## **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