

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136233/FH/2023

Date registered valid: 10 February 2023

Proposal: Erection of part single, part two storey rear extension to form additional living accommodation following demolition of existing extension

Address: 14 Rosewood Road, Manchester, M9 6QJ

Ward(s): Higher Blackley Ward

Applicant: Mr Olubunmi Adeleke

Agent (if any): Dr Kanadi Jagafa Mason and Marlowe Ltd

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

Date of recommendation: 06.04.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 March 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 February 2023 Expired: 16 March 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:

Tree Preservation Order:

Description of Site/Area

The application property relates to a brick built two storey semi-detached property within a residential neighbourhood of Higher Blackley ward, Manchester. The property benefits from a long front garden area measuring 12.85 metres from the front boundary treatment to the principal elevation, with amenity space to the side and rear of the property. Further, the property has an existing single storey rear extension alongside a single storey shed structure along the rear boundary. High timber fencing forms the shared and rear boundary treatment.

The remainder of the area is residential in nature with houses of similar style and design with Manchester's Outer Ring Road (M60) located to the north and east of the application site.

Description of development

The application seeks planning permission for the erection of a part single part two storey rear extension to form additional living accommodation. The application has been revised since original submission reducing the overall footprint of the extension and introducing a greater layer of subservience to the original dwelling.

The revised extension would have approx. dimensions of Height 6.8m x Width 6.7m x Depth 3.9m (ground floor) and 3m (first floor). The extension would be sited approx. 3.7metres away from the shared boundary with no. 12a Rosewood Road and would run alongside the shared boundary with the adjoining property (14a Rosewood Road).

Consultations & Notification Responses

Local residents were notified however none responded.

Environmental Health were notified and recommended a gas membrane pre-commencement condition be attached to any approval.

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

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

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 development is a part single part two storey rear extension, this is considered acceptable in principle as many people prefer to extend their homes 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 the neighbouring properties' residential amenity.

Residential and Visual Amenity

As mentioned above the application has been revised since original submission reducing the overall footprint and introducing a layer of subservience to the proposal. The proposed part single part two storey rear extension would run alongside the shared boundary with 14a Rosewood Road, however the scheme has been reduced in depth to reduce the bulkiness of the proposed development in relation to the adjoining dwellinghouses and prevent an overbearing feature along the shared boundaries.

Additionally, given the orientation of the properties and the proposed rearward projection and ground level and depth of the extension at first floor level, it is not considered that the scheme would lead to significant harmful overshadowing or loss of light implications to neighbouring properties. It should be noted that some additional shadowing would occur during the morning, however this would be alleviated during the afternoon and evening .

The extension is sited approx. 3.7metres away from the shared boundary with no. 12a Rosewood Road and given this distance and the staggered building line seen within Rosewood Road's streetscene (no.12a is situated 4.1 metres behind the host's principal elevation) it is not considered that the proposed development would lead to the creation of an overbearing/ overly large built form structure. Further, given the orientation of the properties it is not considering overshadowing impacts would occur to the neighbouring property.

The proposal has been revised to reduce the overall footprint of the extension and will replace the existing single storey rear extension's footprint, however whilst the ground floor's rearward projection is longer than referred to in DC1 with an overall length of 3.9metres, it is below that which could be implemented as a maximum length under the larger homes extension regulations. It is considered that the proposal would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

The revised scheme also includes alterations to the proposed fenestration elements with concerns raised with significant overlooking and loss of privacy implications to neighbouring occupiers on Brockford Drive. The revised scheme incorporates obscurely glazing rear up to a height of 1.7metre above internal floor level to one of the windows at first floor extension in the rear elevation of the proposed extension , and also includes obscure glazing to the proposed window to be located within the existing side gable at first floor level to maintain privacy levels and residential amenity . Further, an addition rooflight is proposed within the first floor rear extension to provide increased levels of natural light into the habitable room which would have a partly obscurely glazed window. The proposed side door will replace the existing side door of the single storey rear extension and given the distance to the shared boundary and the high boundary treatment it is not considered to provided additional overlooking or loss of privacy implications to no.12a Rosewood Road.

It should be noted that the proposal includes a two tier hipped roof profile with this proposal not featuring within Rosewood Road's streetscene. Additionally, the extension is set-back from the front of the main dwelling and, is subservient to the existing house and would have an acceptable appearance with materials to match the existing dwelling, it is considered acceptable and not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not in a conservation area.

Overall, the proposed extension is considered to be subservient to the existing property and is an acceptable amount of additional built form for the application site. 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 proposal has tied in with the existing building. The proposal includes an acceptable dropdown level dimension of 0.65metres and it is considered to respond well to the dimensions, design and siting of the neighbouring properties.

On this basis, 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.

Car Parking

The existing on street car parking arrangement would be retained with the proposal not effecting the existing car parking arrangement.

Waste Management

The existing waste management arrangement would be retained with the proposal leaving sufficient space to the side for adequate storage and collection points.

Conclusion

The no objections have been received in respect of the proposal, it accords with the aspirations within policies DM1, DC1, SP1 and the NPPF and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or the wider area. The development is deemed acceptable and the remaining works may follow the approved drawings and the following conditions.

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 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: Local plan and drawing numbers:

Drawing: Location Plan

Stamped as received by the City Council as Local Planning Authority on 10 February 2023

Drawing: Proposed Floor Plans

Drawing: Proposed Elevations

Stamped as received by the City Council as Local Planning Authority on 05 April 2023

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 proposed extensions hereby submitted 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.

- 5) The first floor window to the rear elevation of the rear extension hereby approved, and annotated on the floor plan and elevation received 5th April 2023, shall be obscurely glazed to 1.7 metres above internal floor level) to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

- 6) The additional window opening at first floor level in the side gable of the existing house shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

- 7) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

12A Rosewood Road, Manchester, M9 6QJ
14A Rosewood Road, Manchester, M9 6QJ
16 Rosewood Road, Manchester, M9 6QJ
1 Brockford Drive, Manchester, M9 6GD

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 -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA