

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134877/FH/2022

Date registered valid: 9 November 2022

Proposal: Erection of two storey side extension to form additional living accommodation and hip to gable roof alteration

Address: 77 Smedley Lane, Manchester, M8 0LL

Ward(s): Crumpsall Ward

Applicant: Mr M. Sajjad, Qamar, 77 Smedley Lane, Manchester, M8 0LL

Agent (if any): Mr M. Amjad, Hybrid Power Ltd, 77 Fields New Road, Oldham, OL9 8BT

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 03.01.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06 December 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 17 November 2022 Expired: 8 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:

Tree Preservation Order:

Description of Site/Area

The application site relates to a two storey brick built semi-detached property situated at the corner junction of Smedley Lane and Smedley Road in the Crumpsall ward of Manchester. The property benefits from an existing front porch and area of hardstanding to the front, with a grassed side and rear garden with an existing conservatory built off the original rear elevation. Boundary treatment of vegetation screening and low 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 west of the application site.

Description of development

The application seeks planning permission for the erection of a two storey side extension to form additional living accommodation and hip to gable roof alteration. The application has been revised since the original submission to include a greater setback level to comply with government guidance.

Consultations & Notification Responses

Metrolink- Had no objections to the proposal.

Local residents were notified and 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:

DC1.1 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 two storey side extension 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

The proposed application has been amended since the original submission to include a greater level of subservience incorporating an increased first floor setback level of 1.5 metres to prevent

terracing impact. Further, a set-down dimension (approx. 0.65 metres) has been included in the revised scheme from the original roof ridge height to add another level of subservience to the original dwelling. The proposed extension would have approx. dimensions of Height 8.3m x Width 3.5m x Depth 8m. The extension accommodates a family room along the ground floor and two additional bedrooms alongside a bathroom along the first floor including front and rear windows on both floor levels and one small side facing window. The proposed extension would become flush with the original rear elevation.

The application property is the end property along Smedley Lane situated at the corner between Smedley Lane and Smedley Road and therefore it is not considered to create an overbearing feature along the boundary. Given the proposal is set to terminate along the original rear elevation no overshadowing or loss of light implications would be present to neighbouring properties. Additionally, given the fragmented building line along Smedley Lane, it is deemed the footprint of the extension would not create an incongruous feature within the local vicinity.

The side extension would be visible from within the streetscene along Smedley Lane and Smedley Road, but it is considered that as the extension is set back from the front of the main dwelling, the proposed extension would be subservient to the existing house and would have an acceptable appearance. It should also be noted that the approval has been conditioned so that it would be built in materials to match the existing house. For these reasons, it is considered that the proposed extension would not adversely affect visual amenity within the area.

Fenestration elements are situated along the front and rear elevation overlooking the driveway and the rear garden retaining neighbouring occupiers levels of privacy. Additionally, one small first floor side facing window is proposed however this will be positioned within the bathroom and will be obscuring glazed to a specification of no less than level 5 of the Pilkington Glass Scale. A condition shall be applied to any approval regarding no further windows along the proposal. Therefore, it is considered that the proposal is acceptable in terms and would not give any adverse impacts on the character of the property or surrounding area.

Overall, the proposed extension is 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 two storey side extension has tied in with the existing building. The revised proposal includes an acceptable set-back dimension of the two storey side extension and it is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. The proposed roof profile will include a gable finish alongside the utilisation of similar materials to existing. 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.

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 rear and side for adequate storage and collection points.

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 to guide the application through all stages of the planning process and resolve any issues that arose in the 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 date of three years beginning with the date of 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 documents and drawings:

Drawing: Plans and Elevations ref. SJ-PP-01 04/12/2022

Stamped as received by the City Council as Local Planning Authority on 04 December 2022

Drawings: Location Plan

Stamped as received by the City council as Local Planning Authority on 06 September 2022

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

- 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 drawings :

Drawing: Plans and Elevations ref. SJ-PP-01 04/12/2022

Stamped as received by the City Council as Local Planning Authority on 04 December 2022

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

- 5) The first floor bathroom window located on the side facing elevation 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.

Appendix 1 – List of consultees & neighbours notified

Metrolink

75 Smedley Lane, Manchester, M8 0LL
25 Chime Bank, Manchester, M8 0QL
260 Woodlands Road, Cheetham, Manchester, M8 0GB
73 Smedley Lane, Manchester, M8 0LL
27 Chime Bank, Manchester, M8 0QL
19 Chime Bank, Manchester, M8 0QL
262 Woodlands Road, Cheetham, Manchester, M8 0GB
195 Smedley Road, Manchester, M8 0RU
23 Chime Bank, Manchester, M8 0QL
21 Chime Bank, Manchester, M8 0QL
17 Chime Bank, Manchester, M8 0QL

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
Area Team Boundary - Name: NORTH AREA