

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134674/FH/2022

Date registered valid: 12 August 2022

Proposal: Erection of a single storey side and rear extension together with roof alterations including an increase in ridge height, hip to gable conversion and installation of rear roof dormer

Address: 131B Egerton Road South, Manchester, M21 0XD

Ward(s): Chorlton Park Ward

Applicant: Mr Richard & Mrs Emma Sherwood

Agent (if any): Mrs Paula Butterfield Groves Butterfield Architecture Ltd

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09.02.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 05.10.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 January 2023 Expired: 24 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is residential in character, the Metrolink line is located towards the rear of the property.

Description of site/building

The property is a traditional, two-storey detached house with gardens to the front and rear

Description of development

Erection of a single storey side and rear extension together with roof alterations including an increase in ridge height, hip to gable conversion and installation of rear roof dormer.

The side extension would be set back 4.6m from the principal elevation have a width of 2.1m and depth of 5.8m projecting beyond the existing rear elevation by approximately 3metres. This element would have a height to eaves of 2.5m with a sloping roof reaching a maximum height of 3.5m were it connects to the side gable wall. The extension would be finished in a rendered finish and retain a gap to the boundary with the neighbouring property of approximately 800mm.

The rear extension would be a flat roofed extension also with a render finish. It would project approximately 3.9metres from the existing rear wall have a width of 6 metres to match the existing width of the property with an overall height of 3.5m and would be 1m and 3.1metres from the boundaries with neighbouring properties.

The hip to gable conversion would result in an obtuse angled roof form and increase the ridge height by 500mm. The rear element of the roof would incorporate a slate clad roof dormer with a width of 6m a height of 2.3m and a depth of 4.7m. The dormer would be set in from the roof edges by approximately 200mm.

Planning History

130313/FH/2021 - Erection of a part single, part two-storey side extension and a part single, part two-storey rear extension to provide additional living accommodation . Approved 11th August 2021

128173/FH/2020 - Erection of a part single, part two storey side and part single, part two storey rear extension to provide additional living accommodation - Refused 11.12.2020

Consultations & Notification Responses

Neighbouring properties were notified on the original proposals and the revised details. No responses were received.

Policies

Unitary Development Plan

Saved Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. 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
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications

in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

The National Planning Policy Framework 2021 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.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible

services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Issues

Principle

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1 are applicable. Consideration has, however, been given as to whether the scale, massing, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area.

Scale, Massing and Design

The proposed side and rear extensions are considered to be subservient to the dwellinghouse and have been sited to minimise impacts on neighbouring properties. Given there single storey scale and siting it is not considered that these would give rise to unacceptable impacts on visual amenity. The rear extension is marginally greater in terms of rearward projection than that generally allowed under UDP policy DC1 however, this is a detached property and both permitted development and prior approval would allow a greater projection in the absence of objections. The extensions are of simple design to be finished in render and are considered to be of an acceptable scale and appearance, the applicant has confirmed render is to be white or cream to reflect the local character. A condition is proposed for the final approval of materials.

The proposed roof alterations would visually alter the property in the street scene. Adjacent properties are generally of a hipped nature (although they could undergo hip to gable extensions under permitted development). There are gabled properties in neighbouring streets of Chandos Road and St Werburghs and there are also a variety of house types. Whilst the proposals would result in an increase in ridge height and alter the pitch of the roof given the property is detached is not considered that this would be so harmful to the street to warrant refusal.

Residential amenity

The proposed single storey extensions have been sited off the boundaries, windows would be either forward or rearward facing save for the side door to the utility provided within the side extension. The adjacent property at 133 has had a previous two storey extension up to the boundary with the application property and has a blank gable wall presenting to the side wall of number 131B. There is an existing side landing window that is to be retained in the proposals, but no additional windows are proposed to side gables. As such given the siting off the boundary and location of these extensions in relation to neighbouring properties they are not considered to give rise to unacceptable impacts on residential amenity in terms of loss of privacy, overlooking or loss of daylight/sunlight.

The rear dormer introduces windows within the roof level. Beyond the rear boundary of the property is some access land and then the Metrolink line, as such the dormer would be overlooking the application garden. There would be views across to neighbouring gardens but it is not considered that such views would be significantly different or worse than the existing first floor windows.

There are windows on the side gable wall of number 131A Egerton Road South at first and ground floor. The increase in the gable and roof dormer would be visible from these and may

cause some overshadowing, however, given the orientation of the property and the existing relationships between the properties these impacts are not considered significant.

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

The applicant has been determined in a positive and proactive manner. In this instance amended drawings were requested to overcome concerns with the rear roof dormer, amended drawings were subsequently provided.

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: 2265-PL-PR-001 Rev 03 'Proposed Site plan'; 2265-PL-PR-100 Rev 03 'Proposed Ground and First Floor Plans' ; 2265-PL-PR-101 Rev 03 'Proposed Attic and Roof Plan'; 2265-PL-PR-200 Rev 03 'Proposed front and rear elevations'; 2265-PL-PR-201 Rev 03 'proposed north-west and south-east elevations' All as received on the 22nd December 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) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

133 Egerton Road South, Manchester, M21 0XD
118 Egerton Road South, Manchester, M21 0XJ
37 Chandos Road South, Manchester, M21 0TH
131A Egerton Road South, Manchester, M21 0XD

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
Area Team Boundary - Name: SOUTH AREA