

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135491/FH/2022

Date registered valid: 16 November 2022

Proposal: Erection of part single-storey and part two-storey side and single storey rear extension following demolition of the garage

Address: 74 Roundwood Road, Manchester, M22 4AB

Ward(s): Northenden Ward

Applicant: Andrew Evans & Catherine Dean, 74 Roundwood Road, Manchester, M22 4AB

Agent (if any): Peter Acton Consultancy, 58 58 Stamford Park Road, Hale, Altrincham, WA15 9EP

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 December 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 November 2022

Expired: 16 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 74 Roundwood Road within the south Manchester ward of Northenden. The application site relates to a semi-detached, red brick, two storey dwellinghouse, where the building has a 'V' shape configuration and a staggered primary building line. Amenity space to the front of the property consists of an area of open amenity space and a driveway which extends along the side of the property, whilst amenity space to the rear of the property consists of a grassed garden.

Description of development

The submitted application seeks planning permission for the erection of part single-storey and part two-storey side and single storey rear extension following demolition of the garage.

The side extension would be sited approximately 0.6 metres from the shared boundary with neighbouring property no.72 Roundwood Road and the part single storey side extension would have approximate dimensions of Height: 3.7 x Length: 7.8 x Width: 1.8 metres. The part two storey side extension would have a set back of 2 metres from the primary building line of the host property and so would have approximate dimensions of Height: 7 x Length: 5.8 x Width: 1.8 metres. The single storey rear extension would be sited against the shared boundary with

no.76 Roundwood Road and would have approximate dimensions of Height: 3.7 x Length: 3 x Width: 9.3 metres.

The proposal would create a utility, W/C, kitchen, dining and sitting room on the ground floor and an en-suite and bedroom 3 at first floor level.

The development would involve the insertion of two windows within the front elevation, a window within the side elevation, sliding doors and three skylights within the rear elevation of the rear extension.

The materials to be used throughout the proposal would match (facing brick, concrete tiles, UPVC windows), apart from the doors which would be made of either UPVC or powder coated metal doors.

Amended plans

Plans have been amended following concerns raised during the application, which was mainly regarding potential adverse privacy implications from the placement of windows and clarifying where bins would be stored. Amended plans have been assessed within this proposal.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of development

The submitted development application is for the erection of part single-storey and part two-storey side and single storey rear extension following demolition of the garage. This is considered acceptable in principle, as many people prefer to alter homes rather than move 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Side extension:

The side extension would be sited approximately 0.6 metres from the shared boundary with no.72 Roundwood Road and due to the staggered building lines along this stretch of Roundwood Road, the side extension would sit forwards of the neighbouring property by approximately 2.5 metres. However, as the side extension would sit next to the neighbour's single storey garage, it would not create an overbearing impact to the neighbours. In addition, the proposal at first floor level is to be set back by 2 metres from the primary building line of the host property and a gap would be retained to the boundary.

A window would be inserted in the side elevation of the side extension at ground floor level. As the window would face onto the neighbour's garage and since the window is to be top opening and obscure glazed, this is considered acceptable to overcome any privacy implications. This would be conditioned accordingly within the decision notice. A window is also due to be inserted in the front elevation of the side extension on the first floor. Again, to overcome any privacy/ overlooking implications from the street, the window shall be conditioned to be obscure glazed

and top opening. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

The side extension would be seen in the context of the streetscene. As the extension is set back by 2 metres at first floor level, it would be considered an appropriate addition to the streetscene and the form would not give rise to any adverse visual/residential amenity impacts.

Rear extension:

The rear extension would be inserted against the shared boundary with no.76 Roundwood Road and would have a projection of 3 metres and be of a single storey. As the length is under the maximum rearward projection prescribed in Policy DC1.3 of the UDP and high fences exist between the two properties, it is not considered to create any negative impacts. The neighbour would not experience any overlooking or privacy implications, nor any loss of light or overshadowing implications.

The other immediate neighbour no.72 Roundwood Road would be sited 0.6 metres from the proposed single storey rear and would not experience any overshadowing or privacy implications as a result of the proposal. However, due to the orientation of the properties, this neighbour may experience some loss of light/ overshadowing but as it is single storey and is only 3 metres long, any impact would be minimal.

To the rear of the applicant property sits playing fields in connection with Southern Cross School, which would not be negatively impacted by the proposal.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity, and any harm has been reduced within the revised drawings assessed in this report.

Design and Appearance

Materials:

The materials to be used for the proposal have been listed previously within the report. The materials to be used would largely match the host property and overall, they are considered sympathetic and appropriate. A materials condition to that effect would be attached to any consent granted.

Side extension:

DC1.4 of the UDP requires the creation of domestic extensions which are subservient to the main house, do not cause a terracing effect and must provide a 1.53 metre gap to the shared boundary. In order to avoid the terracing effect and to ensure that subservience to the original dwellinghouse is achieved. It is acknowledged that a 1.53 metre gap to the boundary cannot be provided without severely compromising the internal space of the extension, and so the set back at the first floor level is considered acceptable to ensure the proposal complies with Policy DC1.4 of the UDP.

Rear extension:

The rear extension would comply with Policy DC1.3 of the UDP as the proposal would have a rearward projection of less than 3.65 metres. The proposal is typical of other similar single storey rear extensions in the area and is therefore appropriate in scale and form.

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.

Car parking

Whilst part of the proposal would be sited at the driveway to the side of the property, space would still be retained for one car to be parked off street.

Bin storage

Bins would be stored to the rear of the property and no issues would arise in terms of bin storage.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area.

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner and have requested further information in relation to the scheme.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 16 November 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 16 November 2022.
- Drawing- Site Plan, stamped as received by the City Council as Local Planning Authority on 16 November 2022.
- Drawing- Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 3 January 2023.
- Drawing- Proposed- Floor Plans, stamped as received by the City Council as Local Planning Authority on 3 January 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.

3) Before first occupation, the ground floor W/C window, the first floor en-suite window and the first floor bathroom window as shown on 'Drawing- Proposed- Floor Plans', stamped as received by the City Council as Local Planning Authority on 3 January 2023, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

In addition, the windows shall be top opening only and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

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, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

87 Roundwood Road, Manchester, M22 4AD
85 Roundwood Road, Manchester, M22 4AD
83 Roundwood Road, Manchester, M22 4AD
76 Roundwood Road, Manchester, M22 4AB
72 Roundwood Road, Manchester, M22 4AB

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 45M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA