

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135600/FH/2022
Date registered valid: 28 November 2022
Proposal: Erection of two storey side and single storey rear extension to form garage and additional living accommodation
Address: 1 Beecher Walk, Manchester, M9 5QL
Ward(s): Harpurhey Ward

Applicant: Mr A Ahmed
Agent (if any): Mr R Anwar, RA Design & Project Management Ltd
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 19.01.2023

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 December 2022 Expired: 23 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: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application property relates to an end terraced property situated within a row of 3 properties of Beecher Walk and a wider residential cul-de-sac situated in Harpurhey Ward Manchester. The property is finished in white render along the first floor with a yellow brickwork finish along the ground floor. The property benefits from a front, side and rear grassed garden. Boundary treatment in the form of a timber fencing occupy the shared and rear boundary.

The remaining area is residential in nature and are houses of similar style and design. Queens Park is situated to the west of the application site.

Description of development

The application seeks planning permission for the erection of a two storey side extension together with a single storey rear extension to form additional living accommodation. The proposal has been revised since the original submission in order to include a greater level of subservience to the original dwelling.

Consultations & Notification Responses

Local residents were notified however 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:

DC1.2 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

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 proposed development is a two storey side extension and single storey rear 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

Two storey side extension

The proposed two storey side extension 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. 0.4metres) 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 7.4m x Width 6m x Depth 5.5m. The proposed extension would become flush with the original rear elevation. The extension accommodates a garage along the ground floor and an additional two bedrooms along the first floor including fenestration elements along the front, rear and side elevations.

The side extension would sit north of no. 25 Beecher Walk; given the distance of the side extension to the neighbouring property's front elevation is approx. 4.2metres and the setback of the neighbouring property in relation to the host property, it is considered that there would be no overshadowing or overbearing implications for the neighbouring property. Additionally, given the fragmented building line within the wider cul-de-sac, it is deemed that the footprint of the two storey side extension would not create an incongruous feature within the local vicinity.

The proposed extension would be visible from within the streetscene within Beecher Walk and Kelvington Drive, 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 along the first floor overlooking the driveway and the rear garden retaining neighbouring occupiers levels of privacy. Moreover, a ground floor side facing door and two windows are proposed for access and to allow natural light into the garage. Given the high boundary treatment it is not considered to increase security concerns for the applicant or impact the neighbouring occupiers residential amenity. Along the front elevation of the garage the agent has confirmed that a metal roller shutter door will be applied, this is a common material utilised in the local environment for single storey garages. A condition shall be applied to any approval regarding no further windows along the proposal.

Single storey rear extension

The proposed rear extension would accommodate a WC and have approx. dimensions of Height 2.6m x Width 2.4m x Depth 1.8m including a small rear elevation window. The extension would run alongside the shared boundary with no.3 Beecher Walk however the neighbouring property has a comparable single storey rear extension along the shared boundary and therefore mitigates against any significant overbearing or overshadowing impacts to the neighbouring occupier.

The roof profile will consist of a flat roof to add a contemporary feel to the scheme and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. It is considered the introduction of a single storey rear extension would be minimum in terms of impact and would not be a prominent feature within the streetscene. The proposed development would allow for amenity space to be retained along the rear of the application site; therefore it is considered to be an acceptable addition to the property.

The new window and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be in character of the property. The proposed rear elevation will be obscurely glazed to no less than level 5 of the Pilkington Glass Scale or other such other equivalent, mitigating against any overlooking or loss of privacy implications.

Overall, the proposed extensions are 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 proposed two-storey side extension and single storey rear extension have 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.

Moreover, the single storey rear extension falls within the General Permitted Development Order and therefore could be achieved through permitted development.

The proposed two storey side extension's roof profile will match the existing 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.

Waste Management

The proposal would not leave a gap to the boundary for transport of refuse bins to the rear garden, therefore a bin store condition has been attached.

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 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:

Document: Application Form stamped as received by the City Council as Local Planning Authority on 28 November 2022

Drawing: Location Plan stamped as received by the City Council as Local Planning Authority on 28 November 2022

Drawings: Plans and LP stamped as received by the City Council as Local Planning Authority on 22 December 2022

Email dated 18.01.2023 from the agent confirming that the garage door will be a metal roller shutter door. Stamped as received by the City Council as Local Planning Authority on 18.01.2023

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 be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

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 :

Drawings: Plans and LP stamped as received by the City Council as Local Planning Authority on 22 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 ground floor window located on the rear elevation of the single storey rear extension 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.

- 6) Details of a secure and ventilated bin store shall be submitted to approved by the City Council as Local Planning Authority. The approved bin store shall be implemented and be in place prior to the first use of the extension and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

25 Kelvington Drive, Manchester, M9 5QW
11 Kelvington Drive, Manchester, M9 5QW
15 Kelvington Drive, Manchester, M9 5QW
3 Oldershaw Drive, Manchester, M9 5QT
1 Oldershaw Drive, Manchester, M9 5QT
3 Beecher Walk, Manchester, M9 5QL
23 Kelvington Drive, Manchester, M9 5QW
17 Kelvington Drive, Manchester, M9 5QW
13 Kelvington Drive, Manchester, M9 5QW

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