

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135149/FH/2022

Date registered valid: 7 October 2022

Proposal: Erection of single storey rear extension with front and rear dormer extensions to form additional living accommodation

Address: 32 Coulsden Drive, Manchester, M9 6AP

Ward(s): Higher Blackley Ward

Applicant: Mr Moazam Arshad, 32 Coulsden Drive, Manchester, M9 6AP

Agent (if any): Mr Subhan Saleem, Saleem Architects, 64 Manchester, M25 1HH

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

Recommendation: Approve

Date of recommendation: 30 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 October 2022

Standard consultations:

Printed: 13 October 2022 Expired: 3 November 2022

Neighbour notifications

Printed: 7 November 2022 Expired: 14 November 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 32 Coulsden Drive within the north Manchester ward of Higher Blackley. The property relates to a red brick, semi-detached bungalow with a small rear dormer. The dwellinghouse is situated at the top of the cul-de-sac of Coulsden Drive on a splayed plot. Amenity space to the front of the property takes the form of a double driveway and a detached garage. Amenity space to the rear of the property can be accessed externally via a side gate to the north, which leads to a grassed garden and patio area. The rear of the property looks onto properties off Rochdale Road.

Description of development

The submitted application seeks planning permission for the erection of single storey rear extension with front and rear dormer extensions to form additional living accommodation.

The single storey rear extension would be sited just off the shared boundary with no.30 Coulsden Drive, would have a flat roof and would have approximate dimensions of Height: 2.8 x Length: 4 x Width: 8 metres. The extension would create an open plan dining/kitchen room and would involve the insertion of two windows and a door, and a roof lantern/ skylight.

The front and rear dormers would increase the floor space within the first floor and would allow for four bedrooms and a bathroom. The front dormer would have approximate dimensions of Height: 1.6 x Length: 7.9 x Width: 3.3 metres. It would be sited approximately 1.6 metres from the eaves level and would involve the insertion of two windows within the front elevation. The rear dormer would have approximate dimensions of Height: 1.9 x Length: 7.9 x Width: 4.3 metres, would be set back from the eaves by 0.2 metres and would involve the insertion of two windows within the front elevation.

Materials to be used would include:

To match existing: brickwork, dormer roof tiles, PVC windows.

Mats to be implemented: composite entrance door, roof lantern/skylight.

Amended plans

Plans were amended as the original drawings showed a front dormer that was considered overly large and would create a dominant feature within the streetscene. Although there is a precedent of front dormer windows within the streetscene, the proposed front dormer was not considered acceptable. As such, the size of the front dormer was reduced within revised drawings and neighbours were re-notified accordingly.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and the following responses were received:

One resident raised concerns that the insertion of an enlarged rear dormer window would lead to increased overlooking from the applicant property. The neighbour stated overlooking had already been reduced due to the removal of trees along the shared boundary.

After amended plans were received, neighbours were reconsulted and two responses were received:

The neighbour who originally objected to the consultation reiterated the same concerns.

Another immediate neighbour responded to the amended plans with an objection. The objection involves the potential loss of light and overlooking from the front dormer extension, as well as concerns over parking.

Environmental Health

Environmental Health were consulted and asked for the following informative to be attached to any approval granted:

CLAND Watching Brief:

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

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).

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 CABI 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 seeks planning consent for the erection of single storey rear extension with front and rear dormer extensions to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend 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

Rear extension:

The rear extension would have a rearward projection of 4 metres and would be sited extremely close to the shared boundary with no.30 Coulsden Drive. However, since the proposal would only be single storey and would not cover the entire length of the shared boundary, the application is not considered to have an overbearing impact to no.30 Coulsden Drive. No windows or doors are due to be inserted on the shared boundary and as such no overlooking or privacy implications would occur for this neighbour. In addition, a condition would be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Due to the orientation of the properties along the street, the immediate neighbour should not be impacted by any overshadowing or loss of light implications.

As the applicant property sits within a splayed plot, the other immediate neighbour no.34 Coulsden Drive would be sited 13.4 metres from the proposed rear extension and as such the proposal would not create an overbearing feature for the neighbour. This neighbour would not

feel any loss of light or overshadowing implications nor privacy or overlooking implications as a result of the proposal.

Those properties along Rochdale Road look onto the applicant property at the rear, although the applicant property sits at an elevated position. As the extension is only single storey and would not be sited up to the rear boundary line of the site, it would not give rise to any adverse visual/residential amenity implications to the rear of the site.

Front dormer:

The dormer to the front of the applicant property would look onto the cul-de-sac of Coulsden Drive. There is a precedent of front dormers within the streetscene and the size of the front dormer would closely replicate the dormer approved for no.20 Coulsden Drive (see planning ref: 059835/FH/NORTH1/00). As such, the dormer is not considered to create an oppressive feature in the streetscene. One neighbour (no.34 Coulsden Drive) objected to the front dormer stating overlooking opportunities would occur as a result of the proposal. However, since there are no windows to be inserted in the side elevations of the dormer window, no overlooking would occur for this neighbour. Any overlooking from the front dormer would be felt by the properties opposite the applicant property and any impact would be considered minimal.

Rear dormer:

The rear dormer would look onto the back of the properties along Rochdale Road. As existing, a rear dormer is situated on the rear roof and the proposal would look to increase the space available in the roof. One neighbour, who resides in one of the properties along Rochdale Road, expressed concerns that the enlarged dormer would give rise to increased overlooking. However, since there is already a level of overlooking from the existing dormer and since the dormer is sited adequate distance from the neighbours in question, the level of overlooking is considered to be minimal. The proposal is not considered to create an overbearing feature to any of the surrounding neighbours.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

Each element of the proposal detailed below is considered acceptable, as the design and appearance is considered to accord with Core Strategy Policies DM1 and EN1 and UDP policies DC1. Most of the materials would match the host property and those which are different would not look dissimilar in appearance. This is considered acceptable for the property and a materials condition to this effect would be attached to any approval granted.

Rear extension:

As the extension would have a rearward projection of approximately 4 metres it would exceed the projection specified within Policy DC1.3 of the UDP, which states rearward projections should not exceed 3.65 metres in length. However, since the UDP, Permitted Development rights including the Larger Homes Extension Route would allow extensions of up to 6-8 metres. As such, the 4 metre projection is considered a compromise between the two routes for approval and this is therefore considered acceptable.

Front dormer:

As stated above, Coulsden Drive is characterised by a number of front dormers. Although the front dormer applied for would be larger in size than some of the others in the streetscene, the front dormer has reduced in size from the proposal first applied for. The dormer follows a similar form to the dormer approved at no.20 Coulsden Drive (see planning ref:

059835/FH/NORTH1/00) and as such by having a set back from the eaves of 1.6 metres, it is considered appropriate to be sympathetic to the form of development in the immediate area.

Rear dormer:

The dormer sits within the existing roof, is set back from the eaves and has a height no higher than the ridge height. As such the form of the dormer is considered acceptable and is typical of similar structures, pursuant to Policy DC1 of the UDP. It is noted that a similar roof dormer could have been achieved through the route of Permitted Development, as the rear roof dormer would have a total volume of 31.5m³. This is below the limit prescribed under Permitted Development rights.

Car parking

Car parking would be unaffected by the proposal. Although the neighbour expressed concerns about increased traffic as a result of the proposal, as the property is to remain a single family dwellinghouse, no adverse impact to parking is thought to occur. The property benefits from two off street car parking spaces as existing.

Bin storage

Bin storage would be unaffected by the proposal.

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 a revised scheme was provided by the agent.

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 7 October 2022.

-Drawing- Location Plan, numbered Sheet 1, stamped as received by the City Council as Local Planning Authority on 7 October 2022.

-Drawing- Proposed- Floor Plan, numbered Sheet 4 Rev C, stamped as received by the City Council as Local Planning Authority on 3 November 2022.

-Drawing- Proposed- Elevation, numbered Sheet 5 Rev C, stamped as received by the City Council as Local Planning Authority on 3 November 2022.

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) 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.

4) The materials to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the 'Drawing- Proposed- Elevation, numbered Sheet 5 Rev C' 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.

Informatives

- 1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or emailcontact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

39 Coulsden Drive, Manchester, M9 6AP
1265 Rochdale Road, Manchester, M9 7EG
43 Coulsden Drive, Manchester, M9 6AP
1267 Rochdale Road, Manchester, M9 7EG
45 Coulsden Drive, Manchester, M9 6AP
41 Coulsden Drive, Manchester, M9 6AP
Annex At, 34 Coulsden Drive, Manchester, M9 6AP
1263 Rochdale Road, Manchester, M9 7EG
1269 Rochdale Road, Manchester, M9 7EG
1261 Rochdale Road, Manchester, M9 7EG
34 Coulsden Drive, Manchester, M9 6AP
30 Coulsden Drive, Manchester, M9 6AP

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA