

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134865/FH/2022
Date registered valid: 2 November 2022
Proposal: Retention of structure to extend rear garden with parapet walls
Address: 13 Wilton Road, Manchester, M8 4NG
Ward(s): Crumpsall Ward

Applicant: Mr Rashid Hussain, 13 Wilton Road, Manchester, M8 4NG
Agent (if any): Mr Saleem, Saleem Architects, 70 Manchester, M25 1FN
Case officer: Adam Mitchell
Tel: 0161 234 4165
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Recommendation: APPROVE
Date of recommendation: 14.12.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 November 2022

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 15 November 2022 Expired: 6 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 site relates to a two storey semi-detached residential property located on Wilton Road and within a predominantly residential area of the Crumpsall Ward. The property has an existing single part single part two storey rear extension with a rear projection of approx. 3metres, an existing part single and part two storey side extension and a small front and rear garden area.

Description of development

Planning permission is sought for the retention of structure to extend rear garden with parapet walls.

The proposed works will allow the previously sloped garden more usable amenity space, with the boundary treatment proposed to protect the young families recreational activities.

Consultations & Notification Responses

Local residents were notified however none responded.

Planning History

122079/FH/2018 Erection of two storey side extension, including new roof to existing, part single, part two storey rear and installation of rear roof dormer. APPROVED 20.03.2019

134624/NMC/2022 Non-material amendment to planning permission ref: 122079/FH/2018 to allow repositioning of ground floor door to kitchen to rear elevation, first floor window reconfiguration to form juliet balcony, alteration to first floor window openings and retention of existing garage. APPROVED 29.09.2022

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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

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

The proposed development is for the retention of structure to extend rear garden with parapet walls to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes 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 the impact on the neighbouring properties' residential amenities. As the proposal is to remain a single family dwellinghouse, it is not considered that the proposed structure would give rise to additional waste or car parking pressures.

Residential and Visual Amenity

In light of the existing context and given the significant size of the rear garden at the application property and the size of rear gardens of those properties along this side of Wilton Road; that there is an existing large two storey outrigger along the shared boundary with no.11 Wilton Road; that the proposal would be significantly screened by the existing common boundary treatment; that the proposal is situated along the rear elevation and would not be visible along the streetscene and can only be seen by the occupiers of the immediate site, specifically those at no. 13 and 15 Wilton Road and some residential flats along Middleton Road, it is not considered that the proposal would adversely affect the streetscene or neighbouring houses.

Although the proposal is the first within this section of the local streetscene, the boundary treatment would be well hidden from Wilton Road and Middleton Road and therefore would not be a prominent feature within the streetscene, ultimately benefitting the needs of the young family residing at the property.

There would be no significant adverse impacts from the proposed parapet walls and elongated rear garden in terms of privacy or overlooking and there is significant screening along the eastern elevation of the application site and a sufficient distance to residential flats (Lovell Court) situated along Middleton Road, approx. 27 metres from habitable windows in this residential block. In addition, no dwellings are situated to the rear of the application site with a considerable outrigger situated along the boundary with no.11 Wilton Road that provides a sufficient screening method preventing overlooking and loss of privacy implications to the neighbouring property.

For these reasons, it is not considered that the retention of the structure to extend the rear garden with parapet walls in this location would unduly impact the amenity of surrounding residents or visual amenity of the locality, subject to the attachment of the proposed conditions.

Design and Appearance

In terms of materials the proposed parapet walls would incorporate rendering (white/off white) to all walls and pillars matching the materials utilised for the extension, and stone coping, however, a materials condition has been attached to ensure that the materials are adhered to

pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP policy DC1.

Conclusion

For the reasons outlined above, and subject to planning conditions, it is not considered that the proposed development would be unduly overbearing, nor would it present privacy and overlooking concerns, which would adversely impact upon residential or visual amenity; pursuant with The National Planning Policy Framework; policies SP1, DM1, EN1, and EN19 of The Manchester Core Strategy Development Plan Document; saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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: Householder Application Form
Drawing: Sections ref. SHEET 5

All stamped as received by the City Council as Local Planning Authority on 05 September 2022

Drawing: Site Plan ref. SHEET 2B

Drawings: Elevations ref. SHEET 6A

All stamped as received by the City Council as local planning authority on 14 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 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.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
MCC Flood Risk Management

15 Wilton Road, Crumpsall, Manchester, M8 4NG
4 Mountford Avenue, Manchester, M8 4LN
8 Wilton Road, Crumpsall, Manchester, M8 4WQ
10 Wilton Road, Crumpsall, Manchester, M8 4WQ
Flat 16, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 13, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 11, Lovell Court, Middleton Road, Manchester, M8 4LB
11 Wilton Road, Crumpsall, Manchester, M8 4NG
2 Mountford Avenue, Manchester, M8 4LN
Flat 18, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 17, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 15, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 14, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 12, Lovell Court, Middleton Road, Manchester, M8 4LB
Flat 10, Lovell Court, Middleton Road, Manchester, M8 4LB

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
Area Team Boundary - Name: NORTH AREA