

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135154/FH/2022

Date registered valid: 17 October 2022

Proposal: Erection of a single-storey rear extension and two storey side extension together with single storey outbuilding.

Address: 2 Dalmorton Road, Manchester, M21 0YQ

Ward(s): Chorlton Park Ward

Applicant: Mrs Fauzia Vine 2 Dalmorton Road, Manchester, M21 0YQ

Agent (if any): Dr Taki Sonbli 8 Budsworth Avenue , Manchester , M20 1AF

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

Recommendation: Approve

Date of recommendation: 14th December 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 09.12.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 November 2022 Expired: 24 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

The property that is the subject of this householder application is a 2- storey red brick semi - detached dwellinghouse. It has garden area to the front and rear and off- road car parking. It is located at the head of the cul- de- sac. The property is located within the Chorlton Park ward of the City. The front boundary is of a low brick wall construction with timber post and panel to the rear. The front and rear gardens are mainly laid to lawn.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature with properties of a similar age and style to the proposal site. Many of the properties within the area have had the benefit of similar extensions to that proposed at number 2.

Description of development

The proposal is for the erection of a single-storey rear extension and a two- storey side extension together with single storey outbuilding. The two- storey side extension is set back considerably from the front elevation and a single storey rear extension would provide additional living accommodation in the form of a bathroom and laundry room to the ground floor with a snug and extended kitchen, and an additional bedroom to the first floor. The materials to be used would match those of the existing property.

The free- standing garden room is to be used as an office. This is to be constructed in the rear garden along the boundary with the rear gardens of 294 and 296 Withington Road. It will be 9.5m long by 4.2m wide and would be a maximum height of 3.9 m with a height to the eaves of

2.4m. It would be sited on roughly the same area that currently is occupied by the single storey free standing garage. This is to be demolished to facilitate the proposal.

Consultations & Notification Responses

Local Residents were informed- Two letters have been received which, whilst not objecting to the proposal both raise concerns that the extension may stop light from getting to the solar panels that one resident has fitted on his garage roof, and the other from the same but the panels have not yet been fitted. They are also concerned that the 2 storey extension may take light from their garden.

Issues

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).

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 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.

National Planning Policy Framework (NPPF) - This Framework sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

Principle

As the proposal seeks to extend a residential property to create additional residential accommodation within an established residential area, 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

The 2 storey extension projects no further rearward than the existing property, It is set back from the front of the property by 2 metres. The roof has been hipped and, is set down much lower than the ridge of the existing house. The single storey extension runs across the full width of the property and projects a little further towards the side boundary. The scale is appropriate when viewed in the context of the existing property and within the context of the street scene. By hiping and setting down the roof, this reduces the massing and retains subservience when viewed against the host property.

The single storey outbuilding is set away from the boundary further than the existing garage and would be set slightly lower than the garages within the gardens of 294 and 296 Withington Road.

Design

The proposal is very similar to the approved schemes for nos. 9 and 12 Dalmorton Road. Given the setback at first-floor and the fact that there are no properties directly adjacent to the property with the land adjacent being occupied by the gardens and garages of numbers 294 and 296 Withington Road there is no potential for a terracing effect and it is not considered to be an issue in this instance.

It is not considered that the proposal would form a visually-dominant and obtrusive feature that would be detrimental to the appearance of the street and the general character of the area. The design and choice of materials for the proposal reflect the existing house and neighbouring properties. This is considered to be acceptable in this location and is not considered to be detrimental to the character of the property and would not form an incongruous feature within the street scene.

Residential amenity/visual amenity

Given that the proposal comprises of only single storey where it sits directly adjacent to the adjoining property at number 4 Dalmorton Road, it is not considered that the proposal would result in a detrimental impact. There are no windows in either of the side elevations with the windows being in the rear elevation overlooking the applicants own garden. The single storey extension has been designed with a mono pitch roof which reduces the massing on that common boundary. There is a full garden lengths distance of some between the 2 storey

extension and the neighbouring properties on Withington Road. There is only one window proposed on the ground floor side elevation which would be obscurely glazed and would serve the ground floor bathroom. A condition to that end would be attached to any consent granted.

Off road parking would not be affected by the proposal.

Waste management would not be affected by the proposal, with the bins being brought to the kerb on collection day.

Conclusion

For these reasons, it is considered that the proposal is acceptable and would accord with saved policies DC1.1, DC1.2, DC1.3, DC1.4 and policies DM1 and SP1 of the Core Strategy.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan, policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:

A02- proposed Block Plan, Floor Plans and Elevations received by email 13th 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) The materials to be used on the external surfaces of the extensions hereby permitted shall match those of the existing building in type, size, colour and texture, including the mortar and patching in.

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.

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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the window in the eastern elevation that serves the bathroom at ground floor 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.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

6) The detached outbuilding hereby approved shall be ancillary to the use of the main dwelling house at 2 Dalmorton Road only, and shall be used as a domestic / office annex only, in association with the use of the main dwelling house.

Reason - In the interests of residential amenity pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

7 Kildare Road, Manchester, M21 0YG
294 Withington Road, Manchester, M21 0XZ
3 Kildare Road, Manchester, M21 0YG
292 Withington Road, Manchester, M21 0XZ
1B Dalmorton Road, Manchester, M21 0YQ
1 Dalmorton Road, Manchester, M21 0YQ
290 Withington Road, Manchester, M21 0XZ
1A Dalmorton Road, Manchester, M21 0YQ
4 Dalmorton Road, Manchester, M21 0YQ
5 Kildare Road, Manchester, M21 0YG
1 Kildare Road, Manchester, M21 0YG
298 Withington Road, Manchester, M21 0XZ

296 Withington Road, Manchester, M21 0XZ

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA