MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

| | |
|---|---|
| **Application no.** | 135246/FH/2022 |
| **Date registered valid:** | 21 October 2022 |
| **Proposal:** | Erection of single-storey rear extension to provide additional living accommodation |
| **Address:** | 31 Newport Road, Manchester, M21 9WL |
| **Ward(s):** | Chorlton Ward |
| **Applicant:** | Ms. Elliott, 31 Newport Road, Manchester, M21 9WL |
| **Agent (if any):** | Tom Partridge, Common Practice 33 Newport Road, Chorlton, Manchester, M21 9WL |
| **Case officer:** | Katie Raw<br>Tel: 0161 234 4164<br>Email: katie.raw@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **9 December 2022** |

## Application details

**Type of application:** Full Householder Application

**Development type:** Householder

**Date of site visit:** 11 November 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

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

## Description of area

The application site relates to 31 Newport Road within the south Manchester ward of Chorlton. The application site relates to a two storey, red brick back-to-back dwellinghouse, with an existing two storey rear outrigger. Amenity space to the front of the property relates to a small area of paving bounded by a low red brick wall and amenity space to the rear of the property relates to a further paved courtyard where an attached garden store is located.

## Description of development

The submitted application seeks planning consent for the erection of single-storey rear extension to provide additional living accommodation.

The existing garden store would be removed at the site and as such the proposal would have approximate dimensions of Height: 3.9 (to the highest point) x Length: 3.9 x Width: 4.9 metres. The extension would be sited against the shared boundary with immediate neighbours, no.29 and no.33 Newport Road.

The proposal would create a kitchen and a W/C and would involve the insertion of a bi-folding door within the rear elevation and two rooflights within the roof.

Materials to be used throughout the proposal include traditional red brick (to match existing), slate roof tiles (to match existing), timber or aluminium framed bi-fold doors (different to white uPVC doors) and rooflights.

*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).

*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 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 single-storey rear extension to provide 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*

The proposal would seek to infill the space created from the existing two storey rear outrigger. As such, the extension would not extend any further into the rear amenity space than is currently the case. The immediate neighbour no.33 Newport Road would feel the additional 3.9 metres of built form along the boundary. As the length is not considered overly large and the proposal is only single storey, it is not considered to create an overbearing feature. Due to the orientation of the property, it is acknowledged that some loss of light may arise for the neighbour due to the placement of their two storey outrigger, however as the proposal is only single storey, it should not be severe. In addition, as the agent for the scheme lives at no.33 Newport Road, any impact to the neighbouring property would have been considered within the design submitted.

Since the proposal would infill space from the existing outrigger, no.29 Newport Road would not experience any adverse impacts, as they would not feel the additional built form.

The proposal would not give rise to any adverse privacy or overlooking implications due to the positioning of windows within the rear elevation only.

The proposal would not adversely impact those properties to the rear, along Nicolas Road.

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

*Design and Appearance*

Whilst most of the materials would match that of the host property, those which would not would still be considered sympathetic to the original dwellinghouse and are therefore acceptable. A materials condition to this effect would be added to any approval granted.

As the extension would have a rearward projection of approximately 3.9 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 allow extensions of up to 6-8 metres. As such, the 3.9 metre projection is considered a compromise between the two routes for approval and this is therefore considered acceptable. The form of the extension utilises the existing built form at the property by infilling and squaring off the current outrigger, retaining space from the rear building line to the rear boundary line. The form of the proposal, therefore, is considered pursuant to Policy DC1 of the UDP.

In short, the design and appearance of the proposal is considered to accord with Core Strategy Policies DM1 and EN1.

*Car parking*

Car parking would be unaffected by the proposal.

*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 polices 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 appropriate conditions have been attached.

**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 21 October 2022.
-Drawing- Proposed- Site Layout Plan, numbered P.100A, stamped as received by the City Council as Local Planning Authority on 21 October 2022.

-Drawing- Proposed- Plan & Elevations, numbered P.110.01, stamped as received by the City Council as Local Planning Authority on 21 October 2022.
-Drawing- Location Plan- Site Location Plan, numbered S.001A, stamped as received by the City Council as Local Planning Authority on 21 October 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 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

33 Newport Road, Manchester, M21 9WL
29 Newport Road, Manchester, M21 9WL
40 Nicolas Road, Manchester, M21 9LR
38 Nicolas Road, Manchester, M21 9LR

## 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
Area Team Boundary - Name: SOUTH AREA