

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132138/FH/2021

Date registered valid: 4 November 2021

Proposal: Erection of a part single/part two storey side and rear extensions, hip to gable roof extension and installation of rear dormer and erection of single storey front porch and associated mono-pitched roof over existing bay, together with the erection of 1.5m low wall and railing boundary fence.

Address: 173 Wilbraham Road, Manchester, M14 7DS

Ward(s): Fallowfield Ward

Applicant: Mr Osman Henry, 173 Wilbraham Road, Manchester, M14 7DS

Agent (if any): Ms Dawn Cooper, DaC Design, 62 Demesne Road, Manchester, M16 8PJ

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

Recommendation: Approve

Date of recommendation: 30.11.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: last visit October 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 October 2022 Expired: 15 October 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 brick built slate roof semi-detached dwellinghouse identified as 173 Wilbraham Road in the Fallowfield ward of the City. It has garden area to the front and rear, with vehicular access achievable off Sopwith Drive, the boundary to the rear is 2 metre high concrete base and timber post fencing and the front garden currently has partially constructed filigree posts around the boundary that would form part of a front boundary fence. These however are being amended as part of the submitted scheme. It has a good-sized garden to the rear which is laid as a gravel finish presently. There is space for in curtilage parking to the front, although it is not currently evident due to the condition of the front garden.

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 size to the application property. It is located on a good public transport network, with Fallowfield district centre to the east of the site.

Description of development

The proposal is for the erection of a part single/part two storey side and rear extensions, hip to gable roof extension, installation of rear dormer and erection of single storey front porch and associated mono-pitched roof over existing bay, together with the erection of 1.5m low wall and railing boundary fence with automatic opening electric gates.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Highways- It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians. Drawing 'Front Garden Boundary Treatment as Proposed' demonstrates that a 560mm high brick on edge topped facing brick wall topped with iron railings is proposed. Highways accepts the proposed fencing at the site.

Issues

POLICIES

UNITARY DEVELOPMENT PLAN SAVED POLICIES

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 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 the original buildings)
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional 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 car 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 (12ft) in length

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 (5ft) 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 National Planning Policy Framework

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Notwithstanding the requirements within the National Planning Policy Framework, an assessment of the impact of the proposal needs to be considered within the context of other Documents.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: Chapter 12: Achieving well designed places.

It is considered that the style of the extension and the use of matching materials will ensure that the development is suitably related to the existing building and its context. Chapter 12 has therefore been positively responded to.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

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.

City Councils Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance Adopted April 2007. The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester. Part 1 of the Supplementary Planning Document, Chapter 2 Design, Character and Context: A place with its own identity, paragraph 2.3 states the following;

2.3 'A high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new development. Each new development should be designed having full regard to its context and the character of the area. This should be demonstrated in planning submissions by way of design statements and where appropriate, visual means such as models and photomontages'.

ISSUES

Principle

The principle of extending existing residential accommodation to create additional living accommodation in an established residential area is considered acceptable. Full assessment however must be given to any impacts upon residential and visual amenity. and upon the character of the area.

Residential / Visual Amenity.

The submitted application is for the erection of a part single/part two storey side and rear extensions, hip to gable roof extension and installation of rear dormer and erection of single storey front porch and associated mono-pitched roof over existing bay, together with the erection of 1.5m low wall and railing boundary fence. The extension to the existing dwellinghouse would provide additional living accommodation in the form of a utility room and open plan kitchen diner and lounge to the ground floor with extended bedroom, reconfigured family bathroom to the first floor and in the loft a master bedroom with an ensuite bathroom.

The extension to the side would be set back from the front of the property by 1.5 metres at first floor and would have a width of 1.8m and would be set down well from the existing ridge line of the host property. The roof line would change from a hip to gable. On the rear, the extension

would project rearwards by 1.68 metres giving an overall length at ground floor of 8.2 metres and at first floor 7.5 metres. 50% of the extension to the rear would be single storey as it projects towards the adjoining semi at number 171 Wilbraham Road. There would be no windows within the elevation overlooking the common boundary. Given the high timber boundary treatment between the two properties the extension would not be highly visible and with the modest projection it is not considered that it would have a detrimental impact upon the residential amenity currently enjoyed by the occupants of number 171 Wilbraham Road.

The relationship of the proposal site to the neighbouring property at number 175 Wilbraham road is that the properties are acutely angled to each other, with the gap between the properties increasing as you continue into the rear of the site. There are no windows in the side elevation of the proposed extension facing the common boundary with number 175 Wilbraham Road with all the windows being in either the front or rear elevations looking out over the applicants own garden area. There is also a high boundary fence between the two properties. There are 2 small windows on the side elevation to the first floor of number 175, these serve a landing and a WC. Given the relationship of the two properties, the lack of habitable room windows on the side elevations, and the modest amount of development it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring properties.

The existing roof line is proposed to go from a hip to gable. There would be a Velux style window in the front roof slope. There are no windows proposed in the side elevations, with windows proposed in the rear looking over the applicants own garden area. It is not anticipated that the proposed development will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing, with the rearward projection of the first- floor extension being modest in size. and set much lower than the height of the original roof on the property.

The proposed dormers are modest in size and would be in materials to match the roof slope, as such they would assimilate well into the development.

Overall, the proposals retain subservience when viewed with the context of the proposal site itself, the immediate neighbouring properties, and the wider area in general. There is sufficient amenity space retained for the occupants of 173 post development.

The materials to be used would match those of the existing property and an appropriate condition to that effect would be attached to any consent granted.

Any potential development gap is capable of being shared due to the set back and set down to the front and side, and it is not considered that the proposal would have a detrimental impact upon the level of either residential or visual amenity currently enjoyed by the neighbouring properties.

Design and Siting- The design is similar to other properties within the immediate and wider area and consideration has been given to the proposed siting reducing the bulk and massing on the common boundaries. The porch to the front is similar to others that have been erected within the area, and is considered acceptable

Bin Storage- The bins are currently stored in the rear garden. This would not be possible post development. A condition requiring the details of the design and location of an appropriate bin store will be attached to any consent granted.

Parking- The proposal will retain space for in curtilage parking to the front of the property as well as to the rear of the property where there are sliding gates providing access off Sopwith

Drive. Provision of one space in curtilage is achieved and this is in line with national and local policy.

Boundary Treatment- There are currently tall filigree ornamental posts erected to the boundary of the front garden, however it was considered that in the domestic setting they were not appropriate. As such the scheme has been amended to secure a low wall and ornamental railing to the frontage with electric gates mirroring the fencing. This is considered both appropriate and acceptable and is very similar to other boundary treatments within the immediate area. It retains visibility splays, and Highways have no objections stating the boundary treatment is considered acceptable.

There are other properties within the immediate area whose boundary treatments are very similar and are higher than that proposed, and in this case the amended boundary treatment is considered acceptable.

Overall the proposed extensions are considered not to create any significant impact in terms of visual and residential amenity within the character of the general area. There are other properties within the immediate area that have also had the benefit of similar extensions to those proposed for 173 Wilbraham Road.

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. Negotiations have taken place successfully with regards to the boundary treatment during the determination of the application it has been determined in accordance with both local and national policies and with the attachment of appropriate conditions.

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:

P05 Proposed Floor Plans- 04 Nov 2021

P06 Proposed Elevations- 04 Nov 2021

P07A Front Garden Boundary Treatment Plan- 03 Oct 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) The boundary treatment shall be carried out in accordance with drawing received 03 Oct 2022 P07A Front Garden Layout and Proposed Boundary Treatment
The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) Prior to the occupation of the development hereby approved, full details of secure and ventilated bin storage, including its location and elevations, shall be submitted to and approved in writing by the City Council as local planning authority. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be retained and maintained thereafter so long as the development hereby approved is in use.

Reason - In the interests of the provision of adequate waste storage, and 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

177 Wilbraham Road, Manchester, M14 7DS
169 Wilbraham Road, Manchester, M14 7DS
94 Wilbraham Road, Manchester, M14 7DR
92 Wilbraham Road, Manchester, M14 7DR
171 Wilbraham Road, Manchester, M14 7DS
14 Sopwith Drive, Manchester, M14 7EU
175 Wilbraham Road, Manchester, M14 7DS
16 Sopwith Drive, Manchester, M14 7EU
12 Sopwith Drive, Manchester, M14 7EU
10 Sopwith Drive, Manchester, M14 7EU
1 Martlet Close, Manchester, M14 7EJ
96 Wilbraham Road, Manchester, M14 7DR

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