

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135115/FH/2022

Date registered valid: 4 October 2022

Proposal: Basement conversion with a sunken garden and elevational alterations to the rear elevation and alterations to the existing light well to the front elevation

Address: 17 Zetland Road, Manchester, M21 8TJ

Ward(s): Chorlton Park Ward

Applicant: Caesar 17 Zetland Road, Manchester, M21 8TJ

Agent (if any): Ms Stephanie Adamou GA Studio Architects 44 Edge Street, Northern Quarter, Manchester, M4 1HN

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

Recommendation: Approve

Date of recommendation: 25 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 October 2022

Standard consultations:

Printed: 18 October 2022 Expired: 8 November 2022

Neighbour notifications

Printed: 18 October 2022 Expired: 8 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 17 Zetland Road within the south Manchester ward of Chorlton Park. The application property relates to a four floor, semi-detached, red brick Edwardian dwellinghouse with typical period features including stained glass sash bay windows, intricate front porch detailing and a timber patterned gable. Amenity space to the front of the property consists of a pebbled path and a paved patio offers access to the rear. The rear is characterised by a grassed garden and pebbled seating area.

Description of development

The submitted application seeks planning permission for basement conversion with a sunken garden and elevational alterations to the rear elevation and alterations to the existing light well to the front elevation.

The basement conversion would include relocating the staircase to the basement in the outrigger, to create a direct connection between the main kitchen / dining room and the newly converted living space at basement level. In turn, the conversion would create a playroom/study/gym, a living room, storage space, WC/ shower and a utility/pantry.

A sunken garden is proposed as an intermediate area between the internal family space situated in the basement conversion and the higher external garden. The sunken garden would comprise of soft landscaping in the form of brick planters to match the existing building and areas of patio.

The elevational alterations to the rear elevation would comprise of the change of two basement windows and an existing door to the rear elevation into full height glazed doors, whilst the window within the side elevation of the existing rear outrigger would become a full height glazed window. A glass balustrade would be installed to provide access from the existing outrigger down into the rear amenity space, to replace the existing wooden handrails. In addition, the door within the existing rear outrigger would be changed to a full height glazed door.

Alterations to the existing lightwell would include increasing the width of the existing lightwell and adding a metal grate to the void. The existing lightwell would extend further into the front amenity space, extending from the window by 1.1 metres (as existing: 0.1 metres).

As discussed within the Design & Access statement provided within the application documents, the materials would match the host property. The external planters to be installed within the sunken garden would use brick to match the host property.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health were consulted on the application and had no objections or comments to make.

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.

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 of Development

The submitted development application is for the basement conversion with a sunken garden and elevational alterations to the rear elevation and alterations to the existing light well to the front elevation. 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.

Residential/Visual Amenity

Basement conversion:

The basement conversion would allow the existing family to utilise the basement for habitable rooms. The largest concern in terms of amenity would be the opportunity to turn the basement into a separate planning unit. However, the rooms appear incidental to the host property and the insertion of the new staircase connecting the host property to the conversion implies that a separate planning unit would not be established as a result of the proposal. As it is to remain a single family dwellinghouse it would not cause any concern in terms of noise/ parking/ waste etc to the detriment of the family living at the property or any immediate neighbours.

Sunken garden:

The sunken garden would act as an intermediate area between the internal family space situated in the basement conversion and the higher external garden. It would create a smart addition to the rear of the property. This element of the proposal would not create any adverse impacts in terms of residential/visual amenity.

Elevational alterations to rear elevation:

The elevational alterations to the rear elevation would comprise of the change of two basement windows and a door to the rear elevation into full height glazed doors. This is considered appropriate as it would create level access from the living room proposed in the basement conversion into the sunken garden, to the benefit of the residents residing at the property. It would not create any overlooking or privacy implications to the surrounding neighbours. In addition, a condition would be attached to any approval granted restricting the insertion of further windows or doors approved beyond this consent.

The window within the side elevation of the existing rear outrigger would become a full height glazed window. This would provide more natural light into the staircase and increase visual connectivity to the sunken garden. This window would look directly onto the rear amenity space connected to no.15 Zetland Road. However, as the window would be sited 5.1 metres from the shared boundary and since it would be sited on ground floor level, it would not give rise to any overlooking or privacy implications for the neighbouring property.

A glass balustrade would be installed to provide access from the existing outrigger, to replace the existing wooden handrails. This would allow safe access into the rear amenity space. In addition, the door within the existing rear outrigger would be changed to a full height glazed door and would not give rise to any adverse amenity implications.

Alterations to existing lightwell to front elevation:

The lightwell depth would increase, to allow an increased level of light into the living room to be situated within the converted basement. Although the change would be seen at the front of the property close to Zetland Road, due to the positioning of the dense hedge to the front of the property, the alteration would not be easily visible from the streetscene. As such, it would not produce any adverse implications to those properties along Zetland Road. The insertion of the metal grate over the void of the lightwell would protect the safety of visitors and the applicants.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

Materials:

The materials to be used throughout the proposal would match the host property where possible, and the planters would be made of brick to be sympathetic to the host property. As such, the materials are considered acceptable and a materials condition to this effect would be attached to any approval granted.

Basement conversion:

The basement conversion would not include any extensions to the property. The design of the conversion is considered appropriate and relocation of the staircase to the basement in the outrigger, to create a direct connection between the main kitchen / dining room and the newly converted living space at basement level, ensures the proposal can be effectively used by the host property.

Sunken garden:

The sunken garden would create a smart addition to the property and would therefore improve the form and appearance of the rear amenity space. There is a precedent of sunken gardens within the immediate area, including 4 Zetland Road (planning ref: 094424/FH/2010/S1). As such, the proposal is considered to be sympathetic in design.

Elevational alterations to rear elevation:

The placement and scale of the doors and windows of the basement conversion are informed by those of the existing house. As such, they are considered appropriate in design and form.

Alterations to existing lightwell to front elevation:

The minimal alteration to allow an increased level of light into the basement would be covered by a metal grate. This is considered acceptable to protect pedestrian safety.

All elements of the proposal are considered pursuant with Policy DC1 of the UDP.

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 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.

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:

- Application for Planning Permission, stamped as received by the City Council as Local Planning Authority on 4 October 2022.
- Drawing- Proposed- Basement Plan, numbered L(-2)001 REV 01, stamped as received by the City Council as Local Planning Authority on 4 October 2022.
- Drawing- Proposed- Site Plan, numbered L(-2)002 REV 01, stamped as received by the City Council as Local Planning Authority on 4 October 2022.

- Drawing- Proposed- Ground Floor Plan, numbered L(-2)011 REV 01, stamped as received by the City Council as Local Planning Authority on 4 October 2022.
- Drawing- Proposed- Elevations Rear 01, numbered L(-4)001 REV 01, stamped as received by the City Council as Local Planning Authority on 4 October 2022.
- Drawing- Proposed- Elevation (Side), numbered L(-4)003 REV 02, stamped as received by the City Council as Local Planning Authority on 4 October 2022.
- Drawing- Location Plan- Site Location Plan, numbered L(-1)000 REV 00, stamped as received by the City Council as Local Planning Authority on 4 October 2022.
- Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 4 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 Design & Access Statement 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

Environmental Health

8 Hartington Road, Manchester, M21 8UY
10 Hartington Road, Manchester, M21 8UY
13 Zetland Road, Manchester, M21 8TJ
19 Zetland Road, Manchester, M21 8TJ
15 Zetland Road, Manchester, M21 8TJ
Flat 4, 22 Zetland Road, Manchester, M21 8TH
Flat 3, 22 Zetland Road, Manchester, M21 8TH
Flat 2, 22 Zetland Road, Manchester, M21 8TH
Flat 1, 22 Zetland Road, Manchester, M21 8TH
12 Hartington Road, Manchester, M21 8UY
Flat 3, 20 Zetland Road, Manchester, M21 8TH
Flat 2, 20 Zetland Road, Manchester, M21 8TH
Flat 1, 20 Zetland Road, Manchester, M21 8TH
Flat 1A, 20 Zetland Road, Manchester, M21 8TH
18 Zetland Road, Manchester, M21 8TH
14 Hartington Road, Manchester, M21 8UY

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) -
Area Team Boundary - Name: SOUTH AREA