

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134045/FH/2022

Date registered valid: 6 October 2022

Proposal: Erection of a single storey rear extension, together with the installation of a rear roof dormer and front rooflights

Address: 8 Hartington Street, Manchester, M14 4RW

Ward(s): Moss Side Ward

Applicant: Ms Fatima Ahmed, 8 Hartington Street, Manchester, M14 4RW

Agent (if any): Mohammed Nasar Ishfaq, JAAN Architects Ltd, 37 Sudbury Drive, Stockport, SK8 3BT

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

Recommendation: Approve

Date of recommendation: 28 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 October 2022

Standard consultations:

Printed: 7 October 2022 Expired: 28 October 2022

Neighbour notifications

Printed: 6 October 2022 Expired: 27 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site relates to 8 Hartington Street within the south Manchester ward of Moss Side East. The property relates to a two storey, terraced, red brick Victorian back-to-back dwellinghouse, with a two storey existing rear outrigger. Amenity space for the property is situated to the rear and consists of a paved courtyard accessed internally through the property and externally from a ginnel off Great Western Street.

Description of development

The submitted application seeks planning permission for the erection of a single storey rear extension, together with the installation of a rear roof dormer and front rooflights.

The single storey rear extension would infill the existing outrigger at the property. As such, the proposal would have approximate dimensions of Height: 3.2 x Length: 4 x Width: 1.7 metres. The extension would have a flat roof and a skylight would be inserted within the roof. The extension would also involve the insertion of a door with an adjoining window to the rear elevation.

The rear roof dormer would be an L shaped dormer and would sit on the roof of the host property as well as the roof of the existing two storey outrigger. As such, the dormer sited on the main roof would have approximate dimensions of Height: 3.3 x Length: 5.1 x Width: 3.7 metres and the dormer sited on the existing two storey outrigger would have approximate dimensions of Height: 1.8 x Length: 3.1 x Width: 4.1 metres. The L shape dormer would be slightly set back from the eaves level and would involve the insertion of two windows within the front elevation of the dormer.

Two front roof lights would be included within the front roof plane of the host property.

The materials to be used in the proposal would include:
red brick (to match existing),
grey concrete roof tiles (to match existing)
grey uPVC windows (different to white uPVC windows as existing)
grey composite doors (different to white uPVC doors as existing).

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Flood Risk Management Team

The Flood Risk Management Team were consulted and provided the following comments:
Although Flood Zone 2 crosses the Site, the proposed extension footprint is within Flood Zone 1 and at very low risk of surface water flooding.
Based on the provided evidence, we recommend no condition for this application. The proposal can be approved and we suggest the following Informative to be included within the Decision Notice:

Informative:

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

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 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 erection of a single storey rear extension, together with the installation of a rear roof dormer and front rooflights. 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

Rear extension:

The single storey rear extension would infill the space resulting from the location of the current rear outrigger at the property. As such, no additional built form would be erected beyond the rear building line of the existing outrigger. No.6 Hartington Street would be the primary neighbour to be affected by this element of the proposal, as an additional 4 metres would be sited extremely close to the shared boundary. Although it may impact loss of light and overshadowing to the immediate neighbour due to the siting of the neighbour's outrigger, as it is only single storey, the impact is not considered to be severe. It is therefore not considered to create an overbearing feature. No windows are to be inserted against the boundary and as such, it would not create any adverse privacy or overlooking implications. In addition, a condition would be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Since the existing outrigger would remain in place as a result of the application, no.10 Hartington Street would not be impacted by the proposal.

Rear roof dormer:

The L shape roof dormer would be sited on both the roof of the host property and the roof of the existing two storey outrigger. Two windows would be inserted in the proposed dormer window and would look onto the alleyway and onto the rear of the properties along Princess Road. The window sited within the dormer on the existing outrigger would be located 3 metres from the rear boundary line and would look onto the rear of those properties along Princess Road. To

protect the privacy of the applicant, the window shall be top-opening only and be conditioned accordingly, 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, a condition to this effect would be placed on any approval granted. The other window within the dormer is not considered to give rise to any adverse visual/residential amenity implications to those surrounding neighbours to the rear.

The dormer would not give rise to any overshadowing or loss of light implications.

Since the dormer window would be set within the roof plane of the existing property, the dormer is not considered to be a detrimental or overpowering feature. Further, the dormer would not be visible from the streetscene.

Front roof lights:

Two front roof lights would be sited within the principal elevation of the host property and would provide additional light into the proposed dormer. This element of the proposal is not considered to create any adverse visual/residential amenity implications, and being small features in the roof, would not create an overbearing feature for the properties along Hartington Street.

Use of the proposal:

As none of the proposed rooms have been annotated within the proposed plans, concerns were raised that the proposal could lead to the property being used for an HMO. The agent was asked to confirm that the property would continue to be used for a C3a use and the agent confirmed this would be the case on 12 October 2022.

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

Design and Appearance

Each element of the proposal detailed below is considered acceptable, as the design and appearance is considered to accord with Core Strategy Policies DM1 and EN1. All the materials to be used throughout the proposal would match that of the host property, bar the colouration of the doors and windows. This is considered acceptable for the property and a materials condition to this effect would be added to any approval granted.

Rear extension:

As the extension would have a rearward projection of approximately 4 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 would allow extensions of up to 6-8 metres. As such, the 4 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 outrigger by infilling and squaring off the current outrigger, retaining space from the rear building line to the rear boundary line.

Rear roof dormer:

It is noted that a similar roof dormer could have been achieved through the route of Permitted Development. The dormer sits within the existing roof, is set back from the eaves and has a height no higher than the ridge height. As such the form of the dormer is considered acceptable and is typical of similar structures, pursuant to Policy DC1 of the UDP.

Front roof lights:

The two front lights to the principal elevation are considered appropriate in design and form.

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 and further information was requested from the agent.

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 9 June 2022.

-Drawing- Existing & Proposed- Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 28 September 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) Before first occupation, the window within the proposed rear roof dormer sited on the existing two storey outrigger as shown on the approved 'Drawing- Existing & Proposed- Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 28 September 2022', 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.

In addition, the window shall be top-opening only and shall remain so in perpetuity.

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

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 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.

5) 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.

Informatives

- 1) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

4 Hartington Street, Manchester, M14 4RW
105 Princess Road, Manchester, M14 4RB
105B Princess Road, Manchester, M14 4RB
105A Princess Road, Manchester, M14 4RB
101 Princess Road, Manchester, M14 4RB
103 Princess Road, Manchester, M14 4RB
96 - 98 Great Western Street, Manchester, M14 4RA
6 Hartington Street, Manchester, M14 4RW
5 Hartington Street, Manchester, M14 4RW
3 Hartington Street, Manchester, M14 4RW
10 Hartington Street, Manchester, M14 4RW

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH