

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134394/FH/2022

Date registered valid: 18 July 2022

Proposal: Erection of a two storey side extension with first floor rear terrace following demolition of existing garage.

Address: 22 Groby Road, Manchester, M21 9GQ

Ward(s): Chorlton Ward

Applicant: Emily Hauck 22 Groby Road, Manchester, M21 9GQ

Agent (if any): Ms Jo Sharples Editorial Studio 50 Stockton Road, Manchester, M21 9ED

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

Recommendation: Approve

Date of recommendation: 8th September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 31st August 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 25 July 2022 Expired: 15 August 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 identified as 22 Groby Road. It is located within the Chorlton ward of the City. It is a 2 -storey semi-detached brick built dwellinghouse, it is bay fronted to the ground and first floors and has a single storey attached garage to the side of the property. There is parking to the front of the property off road for 2 vehicles, and garden area to the front and rear. The boundaries comprise of a low brick wall to the frontage with a high brick wall running along the side which then becomes the outer wall of the attached single storey garage. This forms the boundary to the path at the side of the properties on High Lane known as Johns Close which is a sheltered housing development for the elderly. The rear boundary is brick wall and timber panel fencing with very densely planted established trees to the side and rear boundary.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential with a combination of house types ranging from flats to Victorian villas to inter war semis. To the north is High Lane which, has a number of local services including retail, food provision and commercial.

Description of development

The proposal is for the erection of a 2- storey side extension together with a first- floor terrace to the rear over the flat roof. The existing garage is to be demolished with the ground floor occupying the same footprint as the garage, and the first floor only projecting rearward about 3/4 of the way back into the site. The terrace would project slightly from the rear and would have galvanised steel railing and balustrade around it. On the 2 -storey section, the roof would be hipped and set down much lower than the ridge on the existing property.

The accommodation created would be a study / guest bedroom and separate WC shower room to the ground floor, and to the first floor a master en-suite bedroom leading out onto the terrace over the flat roof. The materials would match the existing property to the front and along the side, with the rear being insulated and rendered.

Consultations & Notification Responses

Local Residents-were informed no representations have been received.

Issues

Issues and Policy

NPPF (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

- 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.

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 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. 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.

Extant UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring

occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing occupational needs.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a). rearward extensions greater than 3.65 metres 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).

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.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

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, odours, litter, vermin, birds, 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.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

Principle

The proposed development is for an extension on a residential property in an established residential area, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing household needs. 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.

Residential Amenity

The property sits at the head of the Avenue. It is a 2- storey red brick dwellinghouse with a long single storey attached garage to the south of the property along the common boundary with Johns Close which are the residential flats for the elderly. There is a small bathroom window on the side elevation of the property on Johns Close. The ground floor of the 2- storey side extension is proposed to occupy the same footprint as the existing single storey garage however the first floor would fall short of the full length of the existing footprint with the remainder of the flat roof below being used as a roof terrace that would lead off the master bedroom. This therefore means that the first- floor building ends before the point of the bathroom window on the neighbouring property, and the terrace would be set lower than the neighbouring window. There are no windows along that elevation at either ground or first floor of the proposed extension, with the windows being in the front or rear elevations overlooking the applicants own garden. Whilst the proposed extension would project sideways at first floor taking it towards the gable of numbers 5 and 6 Johns Close given the reduced first floor and lack of fenestration along that elevation it is not considered to have a detrimental impact upon those properties. A physical build along that boundary is not a new feature with the existing garage being in the same location and on the same footprint.

The terrace would project slightly from the rear of the property however at this point it is at its furthest away from the adjoining half of the semi at number 20 Groby Road. However, in order to ensure that there is no issue arising from potential overlooking a condition requiring the installation of a privacy screen would be attached to any consent granted. There is a gap of 11.3 metres to the rear between the proposed terrace and the conservatory at number 58 High

Lane. The view into and out of the proposal site at 22 Groby and 58 High Lane is heavily screened by mature dense established tree planting, given this and the separation distance it is not considered that there is any issue with regards to loss of privacy or overlooking. Due to the layout, fenestration orientation and relationship of the neighbouring houses to each other, it is not considered that the proposal would have a detrimental impact upon the level of amenity currently enjoyed by the neighbouring property.

Visual Amenity

The proposed extension relates well to the host property, and to the character of the area within which it is located. The extension is modest and whilst the extension is proposed in line with the existing property to the frontage, it has a hipped roof, and the ridge line is much lower than the host property. This together with the relationship to the neighbouring properties at Johns Close removes any potential for terracing. It also reduces the bulk and mass along that common boundary. The materials along the front and side where it can be viewed from within the street scene are to match those of the existing property with the rear taking a contemporary approach combining improved insulation together with a render finish. The proposed extension would remain subservient to the host property

Design and Siting

The design is sympathetic to the style of the proposal site and of the neighbouring properties. The extension is of a design and footprint to other developments within the area. The siting of the proposed extension is acceptable, occupying the footprint of the existing attached garage.

The proposal is therefore in accordance with saved UDP policy DC1.

Car Parking

Off street car parking would still be accommodated within site as the driveway would be retained following the extension and therefore the proposal is considered acceptable in terms of car parking in accordance with Core Strategy policy DM1.

Refuse Storage

The bins are currently stored on the driveway alongside the boundary wall of the house. This would remain so following the extension.

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. No significant problems have arisen during the consideration of this application and the application has been determined in accordance with policy in particular policies DC1 and DM1 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:

046_M12_01 A- Proposed Ground Floor Plan

046_M12_02 A- Proposed First Floor Plan

046_M12_03 A- Proposed Roof Plan

046_L15_01 A- Proposed Front Elevation

046_L15_02 A- Proposed Rear Elevation

046_L15_03 A- Proposed Side Elevation Southern

046_L15_04 A- Proposed Rear Elevation Northern

046_L01_01 A- Location Plan

Received 18th July 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 extension hereby permitted shall match those of the existing building in type, size, colour and texture, including patching in and mortar, as stated on the Householder Application Form. The render to be used shall be a colour through render.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester 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 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) Prior to first use of the roof terrace hereby approved, details of a privacy screen shall be submitted to and approved in writing by the City Council as local planning authority, once approved the screen shall be installed as per the approved plans and be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

1 Beale Grove, Manchester, M21 9DD
5 Johns Close, Manchester, M21 9EH
58 High Lane, Manchester, M21 9DZ
20 Groby Road, Manchester, M21 9GQ
18 Groby Road, Manchester, M21 9GQ
6 Johns Close, Manchester, M21 9EH

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