

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134585/FH/2022

Date registered valid: 22 August 2022

Proposal: Erection of a single storey side extension to provide additional living accommodation

Address: 19 Woodpecker Road, Manchester, M21 7JT

Ward(s): Chorlton Park Ward

Applicant: Mrs Stacy Allan, 19 Woodpecker Road, Manchester, M21 7JT

Agent (if any): Mr Carl Sharpley, Cranleigh Design Consultants Ltd, Unit A, 197 - 201 Cross Street, Sale, Manchester, M33 7RF

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

Recommendation: Approve

Date of recommendation: 11.10.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 07.10.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 30 August 2022 Expired: 20 September 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 red brick and render 2 storey semi-detached property. It forms part of a wider estate. It is located within the Chorlton Park ward of the City. There is garden area to the front and rear and off-road parking on the driveway with a further space behind a high timber gate alongside the property. The boundary treatment to the frontage is a low brick wall with low railings on top. The rear boundary comprises of timber panel fencing and established tree planting.

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 footprint to the proposal site.

Description of development

The proposal is for the erection of a single storey side extension. It is in line with the front and rear building line of the host property would be constructed of brick and tile and with a steep dual pitched roof. There are no windows proposed in the side elevation with a window matching those of the existing property. There would be a door and window in the rear elevation again these would match those within the existing elevations. The extension would provide additional living accommodation in the form of an extended kitchen, study area and utility room. The extension would be 2.3 metres wide and run the length of the property retaining a gap of 70cm to the boundary. The boundary treatment at this point is a 2 metre high timber boarded fence. There are no windows to either the ground or first floor of the host property or the neighbouring property that sits on that common boundary at number 17 Woodpecker Road.

Consultations & Notification Responses

Local Residents have been informed- 1 representation has been received which raises the following concerns:

Whilst I do not object to the building application in general, I am very concerned with regards to the impact this is going to have on my property and myself/family due to the proximity of my property border and where the building work is planned.

My main concerns are with regards to the mess/dust/dirt, noise/disturbance and any damage that may happen (border fencing etc) as a consequence of the building work.

As a good will gesture I would like something in writing from 19 Woodpecker Road that they/the builders will pay for any damage to my property or border that may happen as a consequence of this building work. I would also like confirmation in writing that any disruption to myself/family/property will be kept to a minimum and any mess/dust/dirt to our property will be cleaned up by them.

Issues

Policies

Unitary Development 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 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.

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.

National Planning Policy Framework

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Local Development Core Strategy Development Plan Document (Adopted 11th 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

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.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

City Council's 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

Residential Amenity

The submitted application is for the erection of a single storey side extension to form additional living accommodation. The additional accommodation created would comprise of an extended open plan kitchen.

The proposed dual pitch roof runs front to back and is in line with the property to the front and rear, There are currently no windows in the side gable elevations of the proposal site or the neighbouring property at number 17 Woodpecker Road. This would remain the situation post development, with the fenestration being in the front or rear of the property. Much of the extension would be screened by existing boundary treatments and planting.

It is not considered that the proposed extension would have a detrimental impact upon the residential or visual amenity of the neighbouring properties. There are no windows in the sides of the proposed extension and therefore there is no view into or out of the extension from elevations that face onto the common boundary of the neighbouring house.

A condition shall be attached to any approval granted restricting the further insertion of windows or doors to ensure there is no future loss of privacy

Design/ Siting- The proposed extension has been designed sympathetically to relate to the existing property. The materials to be used would match those of the existing property, and a condition to that effect would be attached to any consent granted. The size of the extension is modest when viewed in the context of the host property or the street scene. It remains subservient, and it is not considered that the proposals would result in a detrimental impact upon the property itself, nor the character of the area within which it is located.

Car Parking-

The parking situation is not affected by the proposed extension with the in curtilage space being retained on the driveway. The parking provision complies with the 1 space per unit guideline.

Waste Management-

The waste management would be unaffected by the proposed extension. There is sufficient space for the storage of the bins alongside the property.

SUDS- The estate has the benefit of Sustainable Underground Drainage. The location of this is in the rear gardens of the properties. As such the Permitted Development Rights were removed from this and other properties to enable assessment of the situation. Having discussed the issue with Building Regulations colleagues there must be a 5 metre clearance afforded the SUDS. Given that this proposed extension is on the side of the property and does not project from the rear, the SUDS are not affected by this proposal.

Trees

There are no trees affected by the proposal.

Comments on resident representation

The response states that there is no objection to the proposed works in principle, however they would like assurances that the applicant/ their builders will pay for any damage to my property or border that may happen as a consequence of this building work and that the disruption to myself/family/property will be kept to a minimum and any mess/dust/dirt to our property will be cleaned up by them.

The issues raised are civil matters between parties, and the planning application is not the mechanism for dealing with this.

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. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

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:
19 WP 01- Proposed Floor Plans, bin location and Elevations received 22nd August 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.

Appendix 1 – List of consultees & neighbours notified

23 Woodpecker Road, Manchester, M21 7JT
21 Woodpecker Road, Manchester, M21 7JT
17 Woodpecker Road, Manchester, M21 7JT
20 Woodpecker Road, Manchester, M21 7JT
18 Woodpecker Road, Manchester, M21 7JT

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
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Area Team Boundary - Name: SOUTH AREA