

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133947/FH/2022

Date registered valid:

Proposal: Erection of a part two/part single storey rear extension together with the rendering of the front, side and rear elevation

Address: 14 Pytha Fold Road, Manchester, M20 4UH

Ward(s): Withington Ward

Applicant: Mr and Mrs Bartusiak, 14 Pytha Fold Road, Manchester, M20 4UH

Agent (if any): Mr Nick Harden, Edifice Building Consultants Ltd, Unit 138, Green Lane, Stockport, SK6 3JG

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 July 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 20.06.2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 10 June 2022 Expired: 1 July 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
Listed building: Not applicable
Conservation area: Not applicable
Tree Preservation Order: Not applicable

Description of site/building

The application site is a 2-storey semi-detached inter-war dwelling situated on the western side of Pytha Fold Road in the Withington ward. The property is within a large garden plot with flagged front and side driveway. The property is orientated east-west with the rear facing west.

Materials are red-orange brick elevations and a hipped slate roof. The front window at ground floor is a canted bay with slate canopy over. Access into the property is from a door on the side elevation.

Description of area

The site is within a residential area comprising of a similar housing typology which includes semi-detached and quasi-semi-detached dwellings within medium-large scale garden plots. Materials are mainly red-orange brick, white render (Horwood Crescent) and hipped roofs covered in slate or concrete interlocking tiles.

Description of development

Erection of a part two/part single storey rear extension together with the rendering of the front, side and rear elevation.

The proposal re-configures and extends the ground floor to create a kitchen/dining room and utility room, and 4th bedroom at first floor. Externally, the rear patio is replaced by timber decking and all of the elevations are proposed to be rendered.

The agent was advised to remove the render material from the elevations following the recent appeal decision on No.21 Pytha Fold Road (Appeal Ref: APP/B4215/D/21/3272603) in which the Inspectorate noted that:

The render appears as a sharply contrasting and incongruous material in this area which is dominated by red brick. In particular, this pair of semi-detached dwellings now appear unbalanced by the use of this inappropriate material. On my site visit I saw that the development is clearly visible from the gaps in between properties on Newstead Avenue and from the windows of neighbouring properties. As a consequence, it appears as an unsympathetic and conspicuous feature in the street scene. The appellant contends that the render gives a much cleaner and tidier appearance to a building, protects the brick work and makes the dwelling more carbon efficient and sustainable. However, I do not consider these factors to outweigh the harm that the development causes to the character and appearance of the dwelling and the surrounding area.

The agent responded with the revised drawings and Materials Schedule showing matching brick.

Consultations & Notification Responses

A total of 7no. neighbours were notified of the proposal; no comments were received.

Issues

The National Planning Policy Framework (NPPF)

The NPPF was revised and published in July 2021 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Core Strategy Policy DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:

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

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policy DC1 is material to the application:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky

- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 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).

Policy 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 between properties 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 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 relationship between elements of the buildings involved.

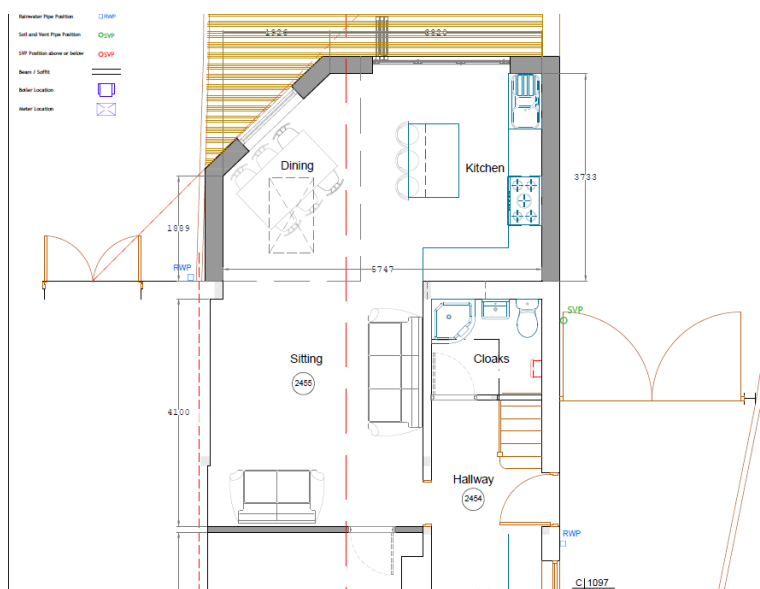
As a guide, and without prejudice to the generality to this policy, the Council will normally permit house extensions which when built, will leave a minimum of 1.52 metres between the side wall and the common boundary, and which meet the common requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits but with weight being given to a) and c) above.

Principle

The application is for extensions to a residential property to provide additional living accommodation for which provision is made in saved UDP policy DC1. The principle is acceptable provided that satisfactory impacts can be demonstrated on residential and visual amenity, car parking and bin storage.

Residential Amenity

The application is considered to have an acceptable impact on residential amenity. The single



storey rear extension has a depth of 3.7metres and height to eaves of 2.35metres. It has an angled profile that is splayed off the boundary with No.16, the adjoining property to the south, with a picture window on the splayed elevation. The architect has indicated the 45° rule on the proposed floor plans to demonstrate there would be no overlooking or shading of the rear habitable room at this property. As the height of any intervening fencing can be lawfully erected to 2metres, the opportunities for overlooking from this window are no more intrusive than from upper storey windows over

neighbouring gardens.

The rear first floor extension also has a depth of 3.7metres. It comes off the original rear elevation with no projection to the side. A gap to No.16 of 2.97metres would be retained which is adequate to avoid any overbearing impacts. As this property is to the south, there is no risk of overshadowing.

Considering the impact on No.12, the adjacent property to the north, the extension would be sited 3.5metres from the common boundary. No.12 has a splayed relationship with the application site with the gap between both properties increasing in width at the rear. The distance between the two closest points is 7.5metres. If implemented, the extension would sit 4.23metres off the common boundary with No.12. As the overhead Google Earth image



demonstrates, shading from the extension would partially fall over the driveway at No.12, with no adverse overshadowing over the rear of the dwelling.

This distance is also considered adequate to be perceived as overbearing. No new windows are proposed in the side elevation of the extension. Lastly, the roof profile is hipped, and the ridge set down by 1.2metres both of which will help to reduce any impacts on No.12.

Visual Amenity

As amended, the proposal will have an acceptable impact on the character and appearance of the dwelling and within the street scene. They are sited to make the best use of internal constraints and opportunities to provide additional living accommodation and are designed to fit the aesthetic of the original dwelling without being excessively large or bulky. The rear roof achieves a sense of subservience to the original and is hipped to match the original. At 3.7metres, the scale of development is marginally over the guidance within saved UDP policy DC1.3a but within acceptable limits for the size of the original dwelling and the plot. The 2-storey rear extension will have some visibility that is limited to views from outside No.12 but otherwise, the extensions have no visibility in the street scene, thus the character and appearance of the dwelling is unaffected. The agent amended the proposal to remove the proposed white render of the whole dwelling following notification of unauthorised development that was dismissed on appeal at 21 Pytha Fold Road. A condition for the now proposed materials to match is appended to ensure the extensions assimilate well with the original dwelling.

Parking / Bin Storage

As development does not extend beyond the gable elevation, parking and bin storage can continue to be taken from the side of the dwelling.

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 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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The notification of the application by letter to neighbouring occupiers raised no concerns. The scheme was nonetheless amended to revert back to the original brick following notification of an appeal decision including for the use of white render which was dismissed on a neighbouring property.

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 s and documents received on the 31st of May 2022 or as stated:

Application Form

Location Plan 793-1.01

Existing Floor Plan 793-2.01

Existing Floor Plan 793-2.02

Existing Elevations 793-2.03

Existing Section 793-2.04

Proposed Floor Plan 793-3.01

Proposed Floor Plan 793-3.02

Proposed Elevations Overview 793-4.01 Rev B received on the 21st of July 2022

Proposed Front Elevation 793-4.02 Rev B received on the 21st of July 2022

Proposed Rear Elevation 793-4.03 Rev B received on the 21st of July 2022

Proposed Side Elevation 793-4.04 Rev B received on the 21st of July 2022

Proposed Side Elevation 793-4.05 Rev B received on the 21st of July 2022

Proposed Section 793-5.01

Proposed Materials Schedule 793-MAT01 Rev B received on the 21st of July 2022

Site Plan 793-1.02

Site Plan 793-1.03

Site Plan 793-1.04

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, as stated on the revised Materials Schedule received on the 21st of July 2022.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1.1, DC1.2, DC1.3 and DC1.4 of the Unitary Development Plan for the City of Manchester and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

12 Pytha Fold Road, Manchester, M20 4UH
14 Maycroft Avenue, Manchester, M20 4XX
16 Pytha Fold Road, Manchester, M20 4UH
13 Pytha Fold Road, Manchester, M20 4UH
28 Brynden Avenue, Manchester, M20 4UE
13 Maycroft Avenue, Manchester, M20 4XX
11 Pytha Fold Road, Manchester, M20 4UH

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