

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134996/FH/2022

Date registered valid: 4 October 2022

Proposal: Erection of a single storey side and rear extension to form additional living accommodation

Address: 44 Haughton Drive, Manchester, M22 4EQ

Ward(s): Northenden Ward

Applicant: Nicky Thomas-Mills, 44 Haughton Drive, Manchester, M22 4EQ

Agent (if any): Mr Ian Grainger, Blu Room Architecture, 5 Uplands Road, Darlington, DL3 7SZ

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

Recommendation: Approve

Date of recommendation: 29 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 October 2022

Standard consultations:

Printed: 12 October 2022 Expired: 2 November 2022

Neighbour notifications

Printed: 12 October 2022 Expired: 2 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 44 Haughton Drive within the south Manchester ward of Northenden. The property relates to a semi-detached, two storey, red brick dwellinghouse characterised by Edwardian features including the front porch, bay windows and timber framed patterns within the gable. Amenity space to the front of the property consists of a pebbled driveway, and a flagged patio down the side of the property gives access to the rear. Amenity space to the rear of the property consists of a flagged area, a grassed garden and includes an existing single storey rear outrigger and a small store.

Description of development

The submitted application seeks planning permission for the erection of a single storey side and rear extension to form additional living accommodation.

The single storey side extension would be set back from the primary building line of the host property by approximately 0.3 metres and would be sited slightly off the shared boundary with no.46 Haughton Drive (a gap of 0.15 metres would remain). This element of the proposal would have approximate dimensions of Height: 2.3 (to the eaves)/ 3.4 (to the highest point) x Length: 7.4 x Width: 2.1 metres.

The single storey rear extension would wrap into the proposed side extension, would be sited extremely close to the boundaries with both immediate neighbours and would have approximate dimensions of Height: 2.3 (to the eaves)/ 3.7 (to the highest point) x Length: 2.2 x Width: 8 metres.

The proposal would involve the insertion of one window within the front elevation of the proposal, one window within the side elevation and two windows and a sliding door within the rear elevation. Two skylights would be inserted within the roof plane of the proposed rear extension element of the proposal. The proposal would create a utility/office, en-suite, bedroom and an enlarged kitchen/dining room.

Materials to be used for the proposal include brick walls, roof tiles, uPVC/ aluminium windows/ doors. All would match the host property, except the potential use of aluminium windows and doors.

Planning history

129432/TPO/2021- Works to tree - proposed pruning works to tree in the rear garden incorporating removal of ivy and pruning back closer to the border.
Approved 24 May 2021.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Flood Risk Management Team

As the property sits within Flood Zone 3, the Flood Risk Management Team were consulted and asked for the following to be placed on any approval granted.

No development shall commence until a flood risk assessment has been submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS). For the avoidance of doubt, as per the government standing advice, the assessment must include the following:

- A description of your development.
- An assessment of the flood risk from all sources (such as: fluvial, surface water, groundwater, sewer, reservoir and canal) of flooding for your development (this does not require bespoke hydraulic modelling and may be based on data obtained freely via an Environment Agency data request and opensource data on the DEFRA and government platforms). Note this should include publicly available maps where applicable.
- Identification of any historic flood events on site or within close proximity to the site.
- Confirmation of UU Build Over Agreement for any construction work over public sewers or within 3m of one. The applicant must abide by any easement zones required by UU.
- The estimated flood level for your development (the estimated flood level is a river flood level with a 1 in 100 or greater annual probability, plus an allowance for climate change). The estimated flood level may be obtained freely from the Environment Agency.
- An assessment of the proposed developments Flood Risk Vulnerability Classification and if development is appropriate within the specific Flood Zone.

- Provide a plan showing the finished floor levels (FFLs) and the estimated flood levels. FFLs should take into consideration predicted flood levels and should be set to an appropriate level, this may be either no lower than existing internal FFLs of the adjoining dwelling or 300 millimetres (mm) above the estimated flood level. All levels should be in mAOD.
- If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design. Use the following guidance: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#extra-flood-resistance-and-resilience-measures>
- Consideration of flood safety measures (such as signing up for EA flood warnings) and evacuation plans where required.
- Any supporting plans and drawings.
- See <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice> for further guidance on preparing your documents and obtaining the required data.

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

Informative: We recommend the following Informative is included within the Decision Notice:

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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

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 seeks planning permission for the erection of a single storey side and rear extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet changing residential 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. 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

Side extension:

The side extension would extend the length of the host property and would be sited 0.15 metres from the shared boundary with no.46 Haughton Drive. As the proposal is single storey, would sit against a high timber fence and would not extend beyond the neighbours building footprint, it is not considered to create an overbearing feature for the neighbour. One window is to be inserted against the shared boundary with no.46 Haughton Drive and is marked within the drawing pack provided as being obscure glazed and top-opening. This is considered acceptable to overcome any issues in relation to overlooking and would 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. A further condition would be placed on any approval granted, restricting the further insertion of windows or doors beyond those approved by this consent.

Due to the orientation of the properties and the placement of the side extension in-between the two properties, the side extension would not give rise to any overshadowing or loss of light to the neighbour.

The side extension would be seen in the context of Haughton Drive. Being slightly set back from the primary building line of the host property and being single storey, it would not create an overbearing feature within the streetscene. The window to be inserted within the front elevation of the proposal would not create any adverse visual implications in terms of overlooking.

Rear extension:

The proposed single storey side extension would wrap into the proposed rear extension and as such built form would continue along the shared boundary with no.46 Haughton Drive. Although the neighbour is used to a level of built form beyond the rear building line from the applicant property's rear outrigger, the proposed built form would be sited closer to the shared boundary. However, given the neighbouring property would only feel an additional 2.6 metres beyond its rear building line and given the timber fence between the two properties, it would not create an unduly structure for the neighbour.

No.42 Haughton Drive would also feel additional built form along the shared boundary, an additional 2.2 metres. As this length is considered small under Policy DC1.3 of the UDP and the structure is only single storey, it would not create an overbearing impact to the neighbour. No overlooking or privacy implications would occur for no.42 Haughton Drive. This neighbour, however, may experience loss of light due to the orientation of the properties and the placement of the neighbours existing single storey outrigger. Since the structure is single storey, it would not be significant.

Adequate space exists from the rear building line of the proposal to the rear boundary line and as such would not create an overbearing feature for any of the neighbours to the rear.

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

Design and Appearance

Side extension:

The side extension is not considered excessively large or bulky, pursuant to Policy DC1.2 of the UDP. A similar side extension could be erected through the route of Permitted Development.

Rear extension:

As this element of the proposal would have a rearward projection of 2.2 metres beyond the existing rear building line of the host property, it is considered pursuant to Policy DC1.3 of the UDP which states that rearward extensions should not exceed 3.65 metres in length.

The proposed extension has been designed sympathetically to relate to the existing property. All the materials would match the existing property apart from the aluminium windows and doors. A materials condition to that effect would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping with the character of the existing house and would not adversely affect the appearance of the existing dwelling.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Flood Risk Assessment pre-commencement condition

The Flood Risk Team required that a flood risk assessment condition and informative be added to any approval granted. The condition was sent to the agent on 27 October 2022 but no response was given.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

At the time of the site visit, bins were stored against the side of the property, where the side extension would be located. Space is marked within the plans for bin storage within the front amenity space and an elevational drawing is also provided to show the enclosed timber structure. This is considered acceptable and would be conditioned accordingly on any approval granted.

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 has been 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 21 September 2022.
- Drawing- Location Plan, numbered 06, stamped as received by the City Council as Local Planning Authority on 21 September 2022.
- Drawing- Existing & Proposed- Plans and Elevations, numbered Drawing Pack, stamped as received by the City Council as Local Planning Authority on 29 November 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 en-suite window within the side extension as shown on the approved 'Drawing- Existing & Proposed- Plans and Elevations, numbered Drawing Pack', stamped as received by the City Council as Local Planning Authority on 29 November 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.

6) The development hereby approved shall be carried out in accordance with 'Drawing- Existing & Proposed- Plans and Elevations, numbered Drawing Pack', stamped as received by the City Council as Local Planning Authority on 4 November 2022, in relation to a secure and ventilated bin storage area. The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

7) No development shall commence until a flood risk assessment has been submitted to and approved in writing by the local planning authority. This may take the abbreviated form of a desktop-study flood risk statement (FRS).

Reason: To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

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. We recommend considering green SuDS components to mitigate for any loss of permeable area.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

9 Haughton Drive, Manchester, M22 4EQ
7 Haughton Drive, Manchester, M22 4EQ
42 Haughton Drive, Manchester, M22 4EQ
66 Kenworthy Lane, Manchester, M22 4EF
46 Haughton Drive, Manchester, M22 4EQ

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) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA