

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134018/FH/2022

Date registered valid: 10 August 2022

Proposal: Erection of a part single/ part two storey rear extension following demolition of existing conservatory and two storey side extension to form additional living accommodation

Address: 37 Maple Road, Manchester, M23 9HN

Ward(s): Brooklands Ward

Applicant: Mr & Mrs Knox 37 Maple Road, Manchester, M23 9HN

Agent (if any): Mr Mark Dempsey Bentley Planning & Project Management 1 Church Lane, Sale, M33 5QN

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

Recommendation: Approve

Date of recommendation: 4th October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30.09.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 August 2022 Expired: 7 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 2- storey brick- built bay fronted semi-detached dwellinghouse. It is located within the Brooklands ward of the City. The existing property has a single storey free standing unit to the side of the property that is used as a home office and a single storey rear conservatory. The property sits within a good -sized plot and has garden area to the front and rear with off road parking. The front boundary is of a low block construction with planting within. The boundary to the side with number 35 is open plan, and at the rear between 37 and 39 Maple Road 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 comprising of properties of a similar style and age to the proposal site.

Description of development

The proposal is for the erection of a 2- storey side extension and part single part 2 storey rear extension. The side element would be 1.9m wide, and would be set back from the front of the property, and would project from the rear of the property by 2.1m. It would be 7.7m wide along the rear, of which 3.5m would be 2 storey with the remainder being single storey. The single storey section would be of a flat roof construction with a large glass rooflight.

The additional accommodation created would be an open plan kitchen diner and utility and WC. The first floor extends an existing bedroom together with an en-suite bathroom and storage area.

Consultations & Notification Responses

Local residents were informed- no representations have been received.

Issues and Policy

NPPF

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.

Saved 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.

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.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques in terms of Code for Sustainable Homes and.

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;
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Residential/Visual Amenity

It is recognised that the proposed extension could cause some potential impacts in terms of overshadowing and loss of light to the obscurely glazed side windows on the ground floor gable of number 35 Maple Road. This potential impact however is not considered to be significant, there are no windows on the first floor of number 35, and as such a permitted development side

extension would have the same impact. The 2- storey side extension is set back considerably from the front and set down from the ridge of the host property, this reduces the impact and massing close to the common boundary.

There would be 2 windows proposed on the first- floor side elevation, these are for lighting purposes only, and would be obscurely glazed. The width of the side extension would be 1.9 m and would project beyond the rear by 2.1 m. Along the rear the overall width of the extension is 7.7m, however only 3.5m of this is 2 storey, with the remainder being single storey. The single storey element of the rear extension would be replacing the demolished conservatory and would project from the rear less than the neighbours' own conservatory to number 39 Maple Road. There are no windows proposed in that common boundary elevation and as such there is no issue with regards to overlooking or loss of privacy.

Given the relationship of number 35 and 37 Maple Road, there is no development gap that could be shared, as number 35 is already up to the boundary, any potential development would be capable on the other side with the boundary with number 33 Maple Road.

Design and Appearance

With the proposed extension being set back from the frontage by 3.15m and set down, the proposed extension would not be highly visible within the street scene and therefore not considered to significantly alter the character of the original property. The applicant intends to match the materials with those of the existing house, therefore it is considered that the proposal is acceptable in design terms.

Parking

The parking is not affected by the proposal

Refuse

The bins are currently stored alongside the property on the driveway on the common boundary. With reconfiguration this could still be achieved.

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 the policies with the Development Plan.

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:

TSSE-37MR-001 A- Proposed Plans and Elevations received 10th 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 external facing materials to be used on the dormer extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale including mortar and patching in.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of the Manchester Core Strategy(2012).

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

24 Penryn Avenue, Manchester, M33 3PG
48 Maple Road, Manchester, M23 9HW
74 Cranleigh Drive, Manchester, M33 3PS
52 Maple Road, Manchester, M23 9HW
50 Maple Road, Manchester, M23 9HW
39 Maple Road, Manchester, M23 9HN
35 Maple Road, Manchester, M23 9HN

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