

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135025/FH/2022

Date registered valid: 22 September 2022

Proposal: Erection of two storey 'wraparound' side and rear extension, and rear dormer extension, to form additional living accommodation

Address: 24 Woodlands Street, Manchester, M8 9LL

Ward(s): Cheetham Ward

Applicant: Mr Kashif Shafique, 24 Woodlands Street, Manchester, M8 9LL

Agent (if any): M Farooq, Building Design Services, Via Email

Case officer: Adam Mitchell
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Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 16.11.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06 October 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 29 September 2022 Expired: 20 October 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:

Tree Preservation Order:

Description of Site/Area

The application site relates to a two storey end terraced property within a block of 4 terraced dwellings within a residential area of Cheetham, Manchester. Cheetham Hill Road runs parallel to the application dwelling directly to the east. The application property benefits from hardstanding to the front and a splayed rear garden with an access point located along the rear elevation. Remaining houses along Woodlands Street are similar in style and design with some benefiting from extensions.

Description of Development

The application is seeking consent for the erection two storey 'wraparound' side and rear extension, and rear dormer extension, to form additional living accommodation. The proposal has been revised from the original submission reducing the overall footprint of the extension and including a degree of subservience to the extension in respect to the original dwelling.

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

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 following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

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.

Unitary Development Plan Saved 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:

DC1.1 states that 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 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.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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

Policy DC1.4 indicates that 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.

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.

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,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Issues

Principle

The proposed development is a wraparound two storey side and rear extension and rear dormer extension to a residential dwelling, this is considered acceptable as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on neighbouring's properties' residential amenity.

Residential and Visual Amenity

Two storey side extension

The proposed two storey side extension has been amended since the original submission to include a greater level of subservience incorporating an increased first floor setback level of 1.5metres to prevent terracing impact. The proposed extension would have approx. dimensions of Height 7.5m x Width 2.7m x Depth 7.7m. The extension would become flush with the original rear elevation and run alongside the shared boundary with 26 Woodlands Street.

In terms of the side extension and the potential impact on 26 Woodlands Street, consideration has been given to the height, size and massing of the proposal and any impact it may have on the neighbouring property. The proposal would flank the existing boundary with the first floor elevation terminating at the original rear elevation preventing an overbearing feature occurring along the shared boundary and mitigating against any significant overshadowing implications the neighbouring occupier may experience.

The proposed extension would be visible from within the streetscene in Woodlands Street, but it is considered that as the extension is set back from the front of the main dwelling, the proposed extension would be subservient to the existing house and would have an acceptable appearance. It should also be noted that the approval has been conditioned so that it would be built in materials to match the existing house. For these reasons, it is considered that the proposed extension would not adversely affect visual amenity within the area.

Fenestration elements are situated along the front and rear elevation overlooking the driveway and the rear garden retaining neighbouring occupiers levels of privacy. A condition shall be applied to any approval regarding no further windows along the proposal.

Wraparound two storey rear extension

The proposed two storey rear extension has been amended since the original submission to include a set-in dimension from the shared boundaries of the first floor element and a reduction in the ground floor extension's footprint to comply with policy guidance outlined in Manchester's Core Strategy SP1 and DM1 and saved UDP policy DC1.3. The revised two storey rear extension would have approx. dimensions of Height 5.6m x Width 8.5m (ground floor) & 3.8m(first floor) x Depth 3.6m (ground floor) & 2.4m (first floor). The extension would include a set-in dimension from the shared boundaries along the first floor of 2.4 metres respectively.

Given the set-in dimension incorporated into the revised scheme and the reduction of the ground floor's footprint it is not considered to form an overbearing feature along the shared boundaries, it should be noted that no. 22 Woodlands Street would experience additional built form along the shared boundary however given the single storey nature of the extension and that the depth complies with saved Policy DC1.3 for rearward projections it is deemed acceptable in this instance.

Additionally, given the orientation of the properties it is not considered that significant overshadowing implications would occur as a result of the extension.

Fenestration elements are situated along the rear elevation overlooking the rear garden. The proposed openings do not pose overdue intrusive sight lines issues into adjoining properties, maintaining privacy levels for neighbouring occupiers.

Rear Dormer

The proposed rear dormer's nature of the works is not considered to impact upon light or outlook of surrounding occupiers. The design of the dormer incorporates the rear windows

being set back from the eaves and would replicate views from second floor windows. Therefore, it is deemed the proposal is acceptable and is not thought to significantly harm the residential amenity of the surrounding neighbouring occupiers.

Due to the arrangement and siting of the neighbouring properties there is sufficient distance to the rear of the boundary with properties along Birkdale Street that it would not form a feature within either streetscene and the character of the area will remain unharmed. Therefore, installation of a rear dormer is considered acceptable and is not thought to significantly harm the visual amenity of the house or the wider area, the latter of which is not a conservation area.

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two-storey side and rear extension have tied in with the existing building. The revised proposal includes an acceptable set-back dimension of the two storey side extension and it is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. The rear dormer will be sited along the rear elevation providing a small additional roof volume and set back from the eaves of the original roof. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

Car Parking

The existing on street car parking arrangement would be retained, given the splayed boundary nature of the property no off street car parking is available within the curtilage of this site.

Waste Management

The proposal would leave amenity space to the rear of the property allowing access to the rear gate for collection drop off of the refuse.

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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in the dealing with the application.

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 date of three years beginning with the date of 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 documents and drawings:

Drawing: Floor Plans ref. 2 stamped as received by the City Council on 16 November 2022

Drawing: Elevations ref: 3 Stamped as received by the City Council as Local Planning Authority on 15 November 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for City of Manchester.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

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 drawings :

Drawing: Floor Plans ref. 2 stamped as received by the City Council on 16 November 2022

Drawing: Elevations ref: 3 Stamped as received by the City Council as Local Planning Authority on 15 November 2022

Reason- In the interest of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for City of Manchester.

Appendix 1 – List of consultees & neighbours notified

44 Birkdale Street, Manchester, M8 9NN
46 Birkdale Street, Manchester, M8 9NN
5 Woodlands Street, Manchester, M8 9LL
41 Birkdale Street, Manchester, M8 9NN
26 Woodlands Street, Manchester, M8 9LL
22 Woodlands Street, Manchester, M8 9LL
7 Woodlands Street, Manchester, M8 9LL

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA