

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134527/FH/2022

Date registered valid: 28 July 2022

Proposal: Enlargement and alterations to rear raised terrace area together with elevational alterations including the installation of external wall insulation

Address: 8 Chatfield Road, Manchester, M21 8UR

Ward(s): Chorlton Park Ward

Applicant: Rebecca Wilson 8 Chatfield Road, Manchester, M21 8UR

Agent (if any): Ms Jo Sharples Editional Studio Ltd 50 Stockton Road, Chorlton, Manchester, M21 9ED

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

Recommendation: Approve

Date of recommendation: 20 September 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 August 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 4 August 2022 Expired: 25 August 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 8 Chatfield Road and is located within the south Manchester ward of Chorlton Park. The application site is a part two, part three storey, semi-detached, red brick Victorian property with large bay windows, stained glass windows and white lintel detailing. Amenity space to the front of the property consists of a paved driveway and soft landscaping and a path along the side of the property leads to the rear. Amenity space to the rear of the property consists of a terrace made of timber and red bricks with storage underneath and a grassed garden.

Description of development

The proposed development is for the enlargement and alterations to rear raised terrace area together with elevational alterations including the installation of external wall insulation.

The enlargement and alterations to the rear raised terrace area would have approximate dimensions of Height: 2.1 x Length: 2.3 x Width: 3 metres and would have steps from the terrace leading to the rear garden space measuring 2.7 metres in length, with a 0.9 metre landing to break up the steps. In total, the terrace would have a length of 5.4 metres. Garden storage would be sited beneath the terrace.

The elevational alterations would involve the bathroom window within the side elevation being moved and re-sized and within the rear outrigger the increasing height and width within two windows. In addition, a new glazed door would be installed within the rear elevation of the host property leading to the basement.

External wall insulation would be added to the rear and side elevation of the property.

Materials to be used include aluminium/timber composite frame windows, glazed door and a tile clad terrace (200mm x 200mm x 1.5mm London Encuastic tiles in antique plum) with steel balustrades.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

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.

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 is for the enlargement and alterations to rear raised terrace area together with elevational alterations including the installation of external wall insulation. This is considered acceptable in principle as many people prefer to alter and adapt homes 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 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

Terrace:

As existing, the terrace sits at an elevated position and extends from the host property by 4.4 metres. As proposed, the terrace would extend by 5.4 metres but would drop in height after 2.3 metres due to the proposed steps. Although the terrace would extend further into the shared garden than existing, as the proposal includes steps and is located 1.6 metres from the shared boundary further separated by high bushes, it should not create an overbearing feature for the neighbour no.10 Chatfield Road. This is despite the proposal being higher than the existing. The main concern with the terrace is the opportunity for overlooking into the immediate neighbour's property (no.10 Chatfield Road) but given the soft landscaping between the two properties and the better view that could be obtained into the neighbour's garden from the first floor rear windows of the host property, overlooking and privacy implications would be considered acceptable. The need for the terrace in this location is to ensure it is possible to walk from the dining room to the terrace with level access and then gain further access to the rear garden, reflecting the topography of the existing property.

The same arguments apply for the impact to the other immediate neighbour, where the terrace would be sited 3.5 metres from the shared boundary. As such, it would be considered acceptable in terms of visual/residential amenity.

Elevational alterations:

The elevational alterations would involve the bathroom window within the side elevation being moved and re-sized and within the rear outrigger the increasing height and width within two windows. In addition, a new glazed door would be installed within the rear elevation of the host property leading to the basement. Due to their positioning, this should not give rise to any adverse residential/ visual amenity implications. To protect the privacy of the applicant property, the bathroom window to be re-sized and moved 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 condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

External wall insulation:

The walls to the side and rear would become externally insulated and would not give rise to any adverse visual/residential amenity implications.

Design and Appearance

Terrace:

The terrace would be made of 200mm x 200mm x 15mm London Encuastic tiles in antique plum and a materials condition has been attached to ensure that the specified materials are adhered to. Steel balustrades would be inserted on either side of the terrace to allow safe access down the steps into the rear amenity space. The colouration of the balustrades are not specified. A materials condition has been attached for the railings to be black, so that the colouration is in keeping with the character of the streetscene, pursuant with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan. The size and form of the terrace is considered appropriate and allows access into the rear garden as well as a place for the applicant to enjoy the garden. As such, the proposal is considered to be pursuant with Policy DC1.2 of the UDP.

Elevational alterations:

The materials for the elevational alterations would match the host property and as such the design and appearance is considered acceptable.

External wall insulation:

Information provided with the application did not specify the colouration of the external wall insulation lime render to be used. After a conversation with the agent, the agent was unable to confirm which colour would be used. As such, it was agreed that the colouration would be decided and agreed by the Local Planning Authority at a later date and a pre-commencement condition has been attached to any approval granted accordingly.

Car parking

Car parking would be unaffected by any approval granted.

Refuse storage

Bins are stored along the side of the property and as such would be unaffected by this proposal.

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. The proposal is considered acceptable and complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policy DC1 of the Unitary Development Plan.

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 by requesting further information relating to the scheme and appropriate conditions to the approval have also been attached.

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 28 July 2022.

-Drawing- Proposed- Basement Floor Plan, numbered 053_L12_01, stamped as received by the City Council as Local Planning Authority on 28 July 2022.

-Drawing- Location Plan, numbered 053_L01_01, stamped as received by the City Council as Local Planning Authority on 28 July 2022.

-Drawing- Site Plan- Block Plan, numbered 053_L01_02, stamped as received by the City Council as Local Planning Authority on 28 July 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 bathroom window within the side elevation as shown on the approved 'Drawing, numbered 053_L12_01', stamped as received by the City Council as Local Planning Authority on 28 July 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.

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 on external surfaces hereby permitted shall be implemented in accordance with the approved details as set out in the application form specified in Condition 2 and within the approved 'Drawing, numbered 053_L12_01'.

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) Prior to the installation of the external insulation, samples and specifications of the rendered external insulation to be used on the rear and side elevation of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) The proposed steel balustrades shall be painted black in colour.

Reason - To ensure that the colour appearance of the proposed access ramp is in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

10 Chatfield Road, Manchester, M21 8UR
6 Chatfield Road, Manchester, M21 8UR
17 Chatfield Road, Manchester, M21 8UR
9 Sefton Road, Manchester, M21 8UU
7 Sefton Road, Manchester, M21 8UU
19 Chatfield Road, Manchester, M21 8UR
15 Chatfield Road, Manchester, M21 8UR

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 AREA