

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134275/FH/2022
Date registered valid: 6 July 2022
Proposal: Erection of a single storey side and rear extension together within installation of rear roof dormer to form additional living accommodation
Address: 198 Firbank Road, Manchester, M23 2ZS
Ward(s): Baguley Ward
Applicant: Mr Enis Isoufai, 198 Firbank Road, Manchester, M23 2ZS
Agent (if any): Mr V Alyas, Architek, 916 Stockport Road, Manchester, M19 3AB
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 31 August 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 11 August 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 11 July 2022 Expired: 1 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey end-terrace C3 dwellinghouse of brownish red brick and red roof tiles with a gable end roof and no previous extensions besides a small porch to the front. The plot includes a paved front garden/driveway and a garden to the rear with access down the side and through the underpass between them and No.198.

Description of area

Firbank Road, located between Newall Green Nature Area and the M56 in Baguley, is predominantly residential in nature with two schools sited on the east side of the road. The area is characterised by modest two storey semi-detached and terraced family dwellinghouses with gardens, with many belonging to local housing trusts.

Description of development

The applicant is seeking permission to build a single storey side extension (to form a store), single storey rear extension and a rear box dormer to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – One letter of objection was received:

I have absolutely no objections to the ground floorwork whatsoever, however feel that the current dormer proposals are overbearing, disproportionately overlook several neighbours

private back gardens and are out of character with the local area. The materials proposed look nothing like any other home as there is no timber or metal already used, and although upstairs windows can moderately overlook the gardens, full length windows from the roof directly overlook gardens and into neighbouring upstairs windows at an angle to see inside. The current proposals do not take account of the impact on neighbouring privacy. If this application is granted then an alteration to the suggested materials and window positions should be a condition to ensure they do not overlook neighbours bedroom windows and remove privacy from within their own homes.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021):

- Chapter 12 – Achieving well-designed places

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



Issues

Principle – The principle of building a single storey side and rear extension along with rear box dormer to provide additional living space is acceptable given the provisions of saved UDP policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey rear extension would project 4.3m to the rear, with a width of 6.9m and a maximum height of 3.7m. The single storey side extension would have a width of 1.7m, a depth of just 1.5m beyond the original rear and a maximum height of 2.9m. The rear would leave a gap of 1.85m to the party wall shared with No.196 and 1.1m to the boundary shared with No.200. The side would have a setback of 1.45m from the principle elevation and a gap to the boundary shared with No.200 of 0.18m. The dormer would have a width of 7.7m, a depth of 3.3m and a height of 2.6m, with a resulting volume of 33 cubic metres. It would leave a gap of 0.15m to the eaves, 0.15m to the party wall and 0.3m to the gable. The depth of the ground floor extension exceeds policy DC1 (of 3.65m) however only by 65cm and leaves adequate gaps to shared boundaries. The rear element did not receive objections, hence similar could be built under the Larger Homes Extension scheme and the garden can comfortably accommodate it. The dormer is well sited within the original rear slope and could be built under Permitted Development with the removal of the timber detailing and a slightly larger setback from eaves (+5cm). The extensions and additions are considered subservient to the main house and sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The rear extension would be constructed of materials to match the existing house, including brickwork and roof tiles, with grey aluminium windows/doors. The rear elevation would feature a kitchen window and a set of bi-folding doors opening onto the garden, with 3no rooflights over, with blank side elevations. The single storey side store would be timber clad, with a mono-pitched roof and a door in the front and rear elevations. This would be visible from the public highway but would resemble a small shed, hence it would not form a prominent feature within the street scene. The dormer would be clad in hanging grey tiles to match the new roof (current red but to be re-roofed in grey to match the adjoining property) with aluminium windows and three timber panels in the face. Within the front slope would lie three rooflights. Originally the dormer was proposed to be clad in standing seam dark grey/black metal cladding, within a red tiled roof. This was deemed inappropriate and an objection was received from a local resident who took issue with the dormer's design and materials. There is no precedent for contemporary materials or dormers in this area and it was not considered to form an attractive contrast. Following negotiations the agent has replaced the red tiles with grey and the metal cladding with hanging tiles to match, which would be visible from the highway between no.198 and 200. The revised design is slightly contemporary, with the timber panels in the dormer only visible from the rear gardens and rear windows of the houses on this block. Therefore the appearance of the amended proposal is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area.

Residential amenity – Due to the width of these gardens and the existence of original single storey rear outriggers (4.6m in depth adjacent to boundaries) the proposed side and rear extensions would have little to no impact on adjacent neighbours. The objector raised concerns with the dormer impacting upon neighbours' privacy, however the windows face to the rear and are sited above the original bedroom and bathroom windows, with similar views, hence surrounding occupiers' privacy is not considered to be unduly impacted, particularly given a rear dormer with larger windows could be installed without permission.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and although it received an objection, the revised design is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor the visual amenity of the house or wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions.

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. Issues have arisen during the consideration of this application and the officer negotiated with the agent in order to reach a satisfactory solution.

Condition(s) to be attached to decision for approval

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 drawings numbered 'A101 P1' and 'A104 P1', stamped as received by the City Council as Local Planning Authority on the 6th July 2022, and the revised drawings numbered 'A105 P2' and 'A107 P2' stamped as received by the City Council as Local Planning Authority on the 31st August 2022.

Reason - To ensure 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 extensions and dormer hereby permitted shall match those specified on the revised drawing numbered 'A105 P2' (rec: 31.08.22).

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.

Informatives

1) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

7 Malling Road, Manchester, M23 2XE
196 Firbank Road, Manchester, M23 2ZS
36 Millbrook Road, Manchester, M23 2XH
5 Malling Road, Manchester, M23 2XE
3 Malling Road, Manchester, M23 2XE
200 Firbank Road, Manchester, M23 2ZS

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 45M
Area Team Boundary - Name: SOUTH AREA