

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134351/FH/2022

Date registered valid: 12 July 2022

Proposal: Erection of a part single/part two storey rear extension with rear balcony to form additional living accommodation following the demolition of the existing conservatory, rear bay window and detached timber garage

Address: 4 Pine Road, Manchester, M20 6UY

Ward(s): Didsbury West Ward

Applicant: J Driver & M Rajput 4 Pine Road, Manchester, M20 6UY

Agent (if any): Mr Simon Miles S R Miles Ltd 28 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND

Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 September 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 31 August 2022
Standard consultations: Printed: 20 July 2022 Expired: 10 August 2022
Neighbour notifications: Printed: 20 July 2022 Expired: 10 August 2022
Site notice: Posted: 1 August 2022 Expired: 21 August 2022
Press advert Published: 26 July 2022 Expired: 16 August 2022
Departure from Development Plan: No
Environmental Statement: Not required
Listed building: Not applicable
Conservation area: Blackburn Park Conservation Area 1979
Tree Preservation Order: N/A

Description of site/building

The application site is an Edwardian Arts and Crafts style detached dwelling situated on the western side of Pine Road in the Blackburn Park Conservation Area. The property is constructed of red brick at ground floor and side elevations, and roughcast render at first floor. The roof has a gable profile and is covered in rosemary tiles. These are also found surrounding a 2-storey bay window on the right-hand side which is surmounted by a projecting cross gable with timber infill at the apex.

In the rear garden is a large 1.5 storey timber garage on the southern boundary with No.6, and a conservatory.

There are gardens at the front and rear and vehicular access along the south side. The site is bounded at the front by a continuous hedge shared with No.2, hedging to the south and mature trees and shrubs at the rear.

Description of area

The site is within a residential area comprising of a similar housing typology with evidence of new infill additions. The character of the Conservation Area is set out in the designation which identifies the architectural details, materials, boundary treatments, spaciousness of plots and mature landscaped setting as key features.

The site also lies within the sub-surface safeguarding zone for the HS2 project.

Description of development

Erection of a part single/part two storey rear extension with rear balcony to form additional living accommodation following the demolition of the existing conservatory, rear bay window and detached timber garage.

The extensions provide an enlarged kitchen/dining room at ground floor, and bathroom and en-suite bedroom at first floor.

Consultations & Notification Responses

Neighbours

A total of 18no. neighbours were notified of the application, and a site notice displayed for 21 days close to the site – No comments were received.

HS2

HS2 acknowledge that the red line boundary is within the safeguarding zone but as the works are minor in nature, they will not impact HS2 works in this location.

Blackburn Park Conservation Society

No comments received.

Issues

Policy

The framework for assessing development in relation to heritage assets is set out in the following national and local policies and statute:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

The National Planning Policy Framework (NPPF) (2021) – Chapter 16 Conserving and Enhancing the Historic Environment. The Framework gives emphasis to a presumption in favour of sustainable development which means approving development, without delay, where it accords with the policies of the development plan, unless material considerations indicate otherwise.

The proposed development is considered to accord with Chapter 16 of which the following sections apply:

194. Local planning authorities should require an applicant to identify and assess the significance of any heritage asset that may be affected by a proposal, including any contribution made by their setting, taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. The following policies are material to this application:

- o Policy DM1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN3 – Heritage

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan. Several policies have been saved by way of a Secretary of State Saving Direction. For the purposes of this application, policies DC1 'Residential Extensions' and DC18.1 'Conservation Areas' are extant and therefore material to the assessment of the application.

For reasons to be outlined below, it is considered the proposal accords with the principles of the Development Plan.

Principle

Policies SP1, DM1 and EN3 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built

environment; and that the design, scale and appearance of the proposed development is appropriate to its context.

Policies DC1.1, DC1.2 and DC1.3 of the UDP relate specifically to residential extensions and set out criteria against which proposals for extensions will be assessed, whilst saved policy DC18.1 requires that development preserves and enhances the character of Conservation Areas.

The proposal represents a scale of development that is acceptable in principle, subject to satisfactory compliance with policies that protect residential and visual amenity including the character of the Conservation Area.

Issues

Chapter 16, paragraph 197 of the NPPF (2021) requires that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 requires applicants to identify and assess the significance of heritage assets which should be used as the basis for proposals affecting their conservation. The Conservation Area is the heritage asset and its significance has been identified as described in the submitted Heritage, Design and Access Statement.

The Council's identification of significance is set out in its description of the designated land:

Significance of the Conservation Area

- Building materials and styles are very varied. Older houses generally have textured light red or buff brick walls with blue slate roofs, and sometimes brick or stone dressings in contrasting colours. The later houses are predominantly smooth red brick, though render, half-timbering and decorative tile fringing are extensively used. Red tile and occasionally green slate are used for roofs and vertical cladding
- Windows are even more varied, some being subdivided by glazing bars, some leaded and a great many having Art Nouveau stained glass. Bay windows, bow windows and oriel windows are to be found in profusion
- Entrance doors are varied with combinations of fielded timber panels and stained-glass panels, and they always open on to a covered porch
- Chimney stacks are a notable feature of some of houses, being tall and decorated with projecting strings and corbelled brickwork
- Walls are mainly of brick with moulded terracotta copings, and occasionally the wall is divided into fielded panels with a plinth below and corbelled brickwork above. Sometimes brickwork is bonded in a darker red or in other colours
- Gardens at both front and rear of houses are large by most standards, and their boundaries to public highways are marked by walls, some of stone, and/or privet hedges. Few garden gates remain intact, but those that do are typically of timber and as carefully detailed as the houses to which they belong, some of which have decorative gateposts.

Residential amenity

The extension is part-single, part 2-storey. The single storey element is sited approximately on the footprint of the existing conservatory which is to be demolished. It extends out for 6.9

metres, is 3.4 metres in height and has a flat roof with central lantern and 2no. full length ground floor windows facing the boundary with No.2. There are no concerns with this element of the proposal and its impact on residential amenity.

The 2-storey element is sited to come off the rear elevation in line with the gable end. It extends back 6.9 metres to the front of the timber garage which is to be demolished and has a height to eaves of 5.9 metres and 8.1 metres to the ridge. It is finished in a gable end to match the original roof profile and is set down 466mm off the original roof. Two windows are proposed on the south elevation at first floor for a bathroom and en-suite which will be obscurely glazed. A glazed balcony is also proposed to come off the first-floor bedroom and a timber carport is proposed at the side.

The relationship with No.6 merits consideration. This property has a building line that is set back 2.6 metres off the front of No.4, and 7.14 metres beyond it at the rear. It is off-set from the common boundary by 3 metres, and has several windows which directly overlook the rear patio area at No.4. These are all noted as secondary, north-facing windows.

The extension would be off-set from this property by 2.7 metres, or almost 6 metres from these windows when the gap to the boundary at No.6 is factored in. The glazed balcony would be approximately level with the rear elevation of No.6 with it affording no more overlooking of the rear garden of this property as bedroom windows. On balance, it is considered that the occupier of this property will not lose any amenity as a result of any overlooking, loss of light or of the extension appearing overbearing. The 2-storey element is sited over 7 metres off the common boundary with No.2 to the north which is adequate to avoid any overshadowing.

Visual impact

Alterations to the rear elevation will have some visibility in the street scene when viewed from the driveway outside No.6. As the extension does not project beyond the gable end however, views of the extension from the street will be foreshortened, extending approximately to the middle of the garage as it presently stands. This retains all of the 2.6 metre gap to the common boundary at the rear of the carport which can accommodate bins off the front elevation.

The extensions are sited, designed, and scaled to be complementary to the main dwelling, whilst also appearing subservient. The siting responds to the internal constraints and opportunities of the dwelling whilst the design blends traditional and contemporary elements with pitched and flat roofs. The scale and massing responds to the long cross-gables found on some houses in the local area (eg: Nos.1 Pine Road and 20, 22, 24 and 26 Elm Road) and depth at ground floor is within current Permitted Development limits for detached dwellings. The extension at first floor is in excess of saved UDP policy; however, in the context of the scale of the original dwelling and size of the plot, it is acceptable in this instance. Materials combine matching smooth red brick at ground floor, clay tile roof and clay tiles at first floor. The ground floor utilises large areas of black steel-framed glazing on the rear elevation. Two conservation-grade rooflights are proposed on the extended bedroom.

The carport is timber framed with a clay tile monopitch roof and will be sited behind 1.8-metre-high gates.

The siting of the extension and height of carport (2.5 metres to eaves and 3.8 metres to apex) retains the original sense of openness that exists between Nos.4 and 6. This will appear more so once the garage is demolished giving views between the properties to trees on the rear boundaries.

Together, the proposals will have an acceptable impact on the character of the dwelling and a neutral impact on the Conservation Area. The extensions have precedent in the local area with several dwellings having a long cross-gable at the rear as noted above, and overall, maintains the integrity of the front and side elevations as existing which preserves the character of the Conservation Area.

Conclusion

On the basis of the above, the proposal is considered to have acceptable impacts on visual amenity, the character of the Conservation Area, trees, as well as parking and bin storage in accordance with saved UDP policies DC1 and DC18.1, Core Strategy policies DM1, EN3, EN19 and SP1 and the general principles within Chapter 16 of the NPPF.

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 local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no comments on public notification and display of a site notice and has been determined with appropriate conditions as set out below, in the interests of residential and visual amenity.

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 received on the 12th of July 2022:

Application form

Location Plan Ref: 22 329 PL000

Proposed Floor Plans Ref: 22 329 PL200

Proposed Elevations Ref: 22 329 PL201

Proposed Block Plan Ref: 22 329 PL202

Design and Access Statement prepared by S.R Miles Ltd, Ref: Rev P1, dated 11.07.2022

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 materials to be used on external elevations shall be implemented in accordance with the details as set out in the Householder Application Form, drawings and supporting documents specified in Condition 2 of this Decision Notice.

Reason: In order to secure a satisfactory appearance of the development in the interests of visual amenity in accordance with saved policies DC1 and DC18.1 of the Unitary Development Plan for the City of Manchester, EN3, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework (Chapter 16).

4) The first-floor bathroom and en-suite windows on the side elevation as shown on drawings numbered 22 329 PL200 and 22 329 PL201, shall be obscurely 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 residential properties from overlooking or perceived overlooking, in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

High Speed Two (HS2) Limited
Blackburn Park Conservation Society

Flat 17, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 15, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 13, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 9, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 7, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
16 Elm Road, Manchester, M20 6XD
9 Pine Road, Manchester, M20 6UY
7 Pine Road, Manchester, M20 6UY
6 Pine Road, Manchester, M20 6UY
2 Pine Road, Manchester, M20 6UY
11 Pine Road, Manchester, M20 6UY
Flat 18, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 16, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 14, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 12, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 11, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 8, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB
Flat 10, Elmwood Lodge, 17 Parkfield Road South, Manchester, M20 6DB

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
Conservation Area - Blackburn Park Conservation Area 1979
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA