

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134292/FH/2022

Date registered valid: 7 July 2022

Proposal: Erection of a single storey rear extension to form additional living accommodation

Address: 6 Netherwood Road, Manchester, M22 4BQ

Ward(s): Northenden Ward

Applicant: Mr Alan Powell 6 Netherwood Road, Manchester, M22 4BQ

Agent (if any): Mr Martin Cowling Martin Cowling Architect Ltd 6 Egmont Avenue, Stony Stratford, MK11 1EU

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 24th August 2022

Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	No access, site photos sent by agent 22/08/2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 13 July 2022 Expired: 3 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

The site relates to a gable fronted two storey detached dwelling house in the Northenden ward area of Manchester. Hardstanding is to the front to provide off street car parking for more than one vehicle with access along each side of the property to the rear. The property features a single storey front extension, car port to the side and detached garage in the rear situated along the shared boundary with no. 4 Netherwood Road.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in character.

Description of development

The applicant is seeking planning permission for the erection of a single storey rear extension to form additional living accommodation.



Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No objections were received.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does accords with the principles of this policy document.

Principle

Policies SP1 and DM1 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, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

History

Previous planning applications relating to this site as follows:

Planning reference 086067/FO/2008/S2 Erection at No. 6 Netherwood Road of a single storey extension to front following conversion of garage to living accommodation, rear conservatory, and erection of garage storeroom following demolition of outhouse, including works to garage at No. 4 Netherwood Road including new shared pitched roof.

Residential Amenity

The applicant is seeking to extend the property by erecting a single storey rear extension to form additional living accommodation. The property has previously undergone enlargements .

The extension would project off the rear wall measuring 4.0m extending the rear of the property up to the side walls of the house. The proposal would link the existing detached garage along the boundary along a small section of wall. The roof would be flat with the installation of three roof lanterns.

Two sets of bi folding doors are proposed on the rear elevation with the installation of a windows on the side elevations facing no. 4 and 6 Netherwood Road. However, given the distance to the shared boundary together with the existing boundary treatment, it is not anticipated that there would be overlooking or loss of privacy given by the installation of a windows in this location.

Given the orientation of the application site and its relationship to the neighbouring properties especially given the projection, it is considered that the proposal would not provide a domineering and harmful outlook on the occupiers of the adjoining properties. In addition, properties either side of the application site both have single storey rear projections.

The extension would not be visible from the public highway and therefore would not feature within the street scene, however, the character of the area has been retained and therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, it is considered that the proposed development would not provide a significant impact upon the residential amenity of the adjoining occupiers and surrounding properties in the area and therefore is considered accords with Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The proposal has been sited and designed to ensure that it is subservient to the original dwelling house, is not excessively large or bulky and are therefore considered to accord with the principles set out in saved UDP policies DC1 and accords with Core Strategy policies DM1 of the Core Strategy.

Design

The proposal is considered acceptable and detailed as what is normally expected of such a structure. The design of the proposal would be in keeping with the existing and surrounding properties in the area and in terms of the proposed materials it is intended to use matching brick as specified in the application form.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Waste management

The storage of bins are not affected by this proposal as adequate space to the rear is retained, therefore the bins would be screened from within the street scene which accords with policy EN19 of the Core Strategy.

Parking

Current parking arrangements are unaffected by this proposal.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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

Positive and proactive working - 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.

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 7th July 2022 numbered 6NRW/SK13 Proposed North Side Elevation

Received on 7th July 2022 numbered 6NRW/SK14A Proposed Site Plan

Received on 7th July 2022 numbered 6NRW/SK15 Proposed Ground Floor Plan

Received on 7th July 2022 numbered 6NRW/SK16B Proposed South Side Elevation

Received on 7th July 2022 numbered 6NRW/SK17B Proposed Rear Elevation

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 the external surfaces hereby permitted shall match those as specified on the application form/drawings 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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

55 Gibwood Road, Manchester, M22 4BS

4 Netherwood Road, Manchester, M22 4BQ

7 Netherwood Road, Manchester, M22 4BP
57 Gibwood Road, Manchester, M22 4BS
8 Netherwood Road, Manchester, M22 4BQ
5 Netherwood Road, Manchester, M22 4BP

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