

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134641/FH/2022

Date registered valid: 9 August 2022

Proposal: Erection of single-storey rear extension and single-storey front extension, installation of rear dormers, elevational alterations and new 1.2m high boundary wall to front with gates

Address: 54 Lownorth Road, Manchester, M22 0JZ

Ward(s): Woodhouse Park Ward

Applicant: Lee Grimshaw 54 Lownorth Road, Manchester, Manchester, M22 0JZ

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH

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

Recommendation: Approve

Date of recommendation: 3 October 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 September 2022

Standard consultations:

Printed: 22 August 2022 Expired: 12 September 2022

Neighbour notifications

Printed: 22 August 2022 Expired: 12 September 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 54 Lownorth Road within the Woodhouse Park ward of south Manchester. The application site relates to a semi-detached, red brick dwellinghouse with two roof pitch heights with a partial set back to the front elevation. Amenity space to the front of the property consists of an extensive drive and a green grassed area, with a small shed sited along the side elevation of the property. Amenity space to the rear of the property consists of a further garden and areas of paved patio, with a small storage shed.

Description of development

The submitted application seeks planning permission for erection of single-storey rear extension and single-storey front extension, installation of rear dormers, elevational alterations and new 1.2m high boundary wall to front with gates.

The single storey rear extension would create a dining room, kitchen and utility room, and would have approximate dimensions of Height: 2.9 (to the eaves)/ 3.7 (to the highest point) x Length: 3 x Width: 10 metres.

The single storey front extension would sit within the current recessed area within the front elevation, would create a new entrance and a W/C, and would have approximate dimensions of Height: 2.7 (to the eaves)/ 3.8 (to the highest point) x Length: 2.4 x Width: 3 metres.

Two dormers would be inserted in the rear roof plane, one smaller and one larger, both would have an approximate height of 2.8 metres and a length of 3.1 metres. The dormer conversion would create a 4th bedroom, a bathroom and an office.

The elevational alterations as part of this application would involve the insertion of a new window within the front elevation and two new windows within the rear elevation.

New 1.2m high boundary wall with metal railings to front with gates would be installed within the front boundary line, as would 4.5 metre wide x 1.2 metres high folding gates.

In addition to the elevational alterations, the proposal would involve the insertion of:

- A window, a door and two skylights within the front porch,
- Two sets of sliding doors and a further door within the rear extension, with 5 skylights,
- 3 windows within the dormer conversion.

Materials to be used throughout the proposal would include:

- White UPVC door (to match existing)
- Roof tile for dormer and rear and front extension (to match existing)
- Buff facing brick work (to match existing)
- White UPVC windows (to match existing)
- Brick wall with metal railing (different to existing timber fence with concrete posts to the front).

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Highway Services

Highways provided the following consultation response:

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

Given that the proposed development will not result in any increase in residential units, it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street. It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.

The existing access will be widened, and folding gates installed. If changes are required to the highway and the planning application is approved, the applicant will be required to enter into a Section 184 agreement. This will need discussion and agreement with the council's Highways Maintenance Team via Contact Manchester (Tel. 0161 234 5004), further information can be found on the MCC internet pages:
https://secure.manchester.gov.uk/info/474/parking_at_your_home/8170/apply_for_a_dropped_kerb

It should be noted that Highways would not support any greater than a double dropped kerb.

New windows are to be installed on the property. These will be located in the red-line boundary of the site and will not impact the adopted highway.

It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

Given the minimal scale of construction works involved, the level of construction vehicles are unlikely to generate any significant on-street parking demands.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

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.

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

- a. rearward extensions greater than 3.65m (12 ft) 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;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

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 CABE 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 erection of single-storey rear extension and single-storey front extension, installation of rear dormers, elevational alterations and new 1.2m high boundary wall to front with gates. 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

Rear extension:

The rear extension would have an approximate rearward projection of 3 metres. The extension would be sited extremely close to the shared boundary with no.52 Lownorth Road. Due to the neighbour's existing extension, the neighbour would primarily feel an additional 1.3 metres of built form. Due to this length and due to the proposal being single storey, it would not create an overbearing feature. The extension would be sited 1.3 metres from the other immediate neighbour no.56 Lownorth Road and as such would not create an overbearing feature. No windows or doors are to be inserted in the side elevations facing the neighbouring properties and therefore would not give rise to any overlooking or privacy implications. Due to the orientation of the properties within the streetscene, the rear extension would not give rise to any loss of light or overshadowing implications.

Front extension:

The front extension would be sited within the current recess of the primary building line. A window is to be inserted in the front elevation of this element of the proposal. To further increase the privacy for the applicant, the en-suite window within the front elevation should 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, a condition to this effect would be placed on any approval granted. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. As this element of the extension is small in nature, it would not give rise to any adverse visual/residential amenity implications.

Rear dormers:

As the rear dormers would not include the insertion of windows to the side elevation, the dormers would not give rise to any privacy or overlooking implications to those properties either side of the applicant property. Properties to the rear may experience some overlooking, however it is to be reminded that this element of the proposal could be done under Permitted Development. To further increase the privacy for the applicant, the bathroom within the dormer should 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, a condition to this effect would be placed on any approval granted. The proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. Although the dormers are considered large, the dormer is not considered to be a detrimental or overpowering feature and would not be visible from the streetscene.

Elevational alterations:

The elevational alterations as part of this application would involve the insertion of a new window within the front elevation and two new windows within the rear elevation. The two windows within the rear elevation would correlate to the en-suite and the bathroom. To further increase the privacy for the applicant, the two windows should 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, a condition to this effect would be placed on any approval granted. The elevational alterations would not give rise to any adverse amenity implications.

1.2m high boundary wall with gates:

This element of the proposal would increase privacy and create a sense of separation with the neighbouring properties. This element is not considered to create any issues in terms of residential/visual amenity.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

All the materials to be used in the proposal would match the host property, apart from the front boundary treatment proposed. The materials are considered to be selected to appropriately match the host property and are therefore acceptable. A materials condition to that effect would be attached to any consent granted.

Rear extension:

The rear extension would have a projection of 3 metres and as such is compliant with Policy DC1.3 of the UDP which states that rearward projections should not extend 3 metres.

Front extension:

The front extension is considered acceptable in form and scale. A similar design is reflected elsewhere within the streetscene including within no.79 and no.52 Lownorth Road.

Rear dormers:

The dormer respects the shape of the existing property and respects the relationship with the neighbouring property at the side. It is considered acceptable. The proposed dormers would be sited and designed to ensure that it is subservient to the original dwellinghouse and is not excessively large or bulky. This is pursuant to Policy DC1 within the UDP. Similar roof dormers could have been obtained through the route of Permitted Development, as the dormers would have an approximate cubic volume of 50.

Elevational alterations:

The insertion of additional windows are considered appropriate in size and form.

1.2m high boundary wall with gates:

The boundary wall with gates is considered acceptable in size and form and the metal railings on top of the brick wall would create a sense of transparency. This element of the proposal is above the height allowed under Permitted Development by 0.2 metres only and as such the design is considered acceptable in this case.

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.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

Bin storage 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.

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.

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 9 August 2022.
- Drawing- Proposed- Floor Plan, numbered A1446(02)AP002, stamped as received by the City Council as Local Planning Authority on 9 August 2022.
- Drawing- Proposed- Elevation, numbered A1446(02)AP003, stamped as received by the City Council as Local Planning Authority on 9 August 2022.
- Drawing- Proposed- Floor Plan 3D View, numbered A1446(02)AP004, stamped as received by the City Council as Local Planning Authority on 9 August 2022.
- Drawing- Proposed- Boundary Treatment, numbered A1446(02)AP005, stamped as received by the City Council as Local Planning Authority on 9 August 2022.
- Drawing- Location Plan- The Location Plan/Site Plan, numbered A1446(01)AP001, stamped as received by the City Council as Local Planning Authority on 9 August 2022.
- Drawing- Site Plan, numbered A1446(02)AP001, stamped as received by the City Council as Local Planning Authority on 9 August 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 W/C window within the front extension, the en-suite and bathroom windows within the first floor as shown on the approved 'Drawing- Proposed- Floor Plan, numbered A1446(02)AP002' and the bathroom window within the dormer window as shown within the approved 'Drawing- Proposed- Floor Plan 3D View, numbered A1446(02)AP004', stamped as received by the City Council as Local Planning Authority on 9 August 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 throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form specified in Condition 2 of this approval.

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.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Highway Services

83 Lownorth Road, Manchester, M22 0JU
8 Cornishway, Manchester, M22 0LD
16 Cornishway, Manchester, M22 0LD
14 Cornishway, Manchester, M22 0LD
12 Cornishway, Manchester, M22 0LD
10 Cornishway, Manchester, M22 0LD
56 Lownorth Road, Manchester, M22 0JZ
52 Lownorth Road, Manchester, M22 0JZ
81 Lownorth Road, Manchester, M22 0JU

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 - Within Outer Area
Airport Noise Index Zone - Noise and Nuisance Index - 50-59
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA