

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134688/FH/2022
Date registered valid: 15 August 2022
Proposal: Erection of a two storey side and single storey rear extension to form additional living accommodation
Address: 75 Holliney Road, Manchester, M22 5JJ
Ward(s): Sharston Ward
Applicant: Mr Gareth Smith, 75 Holliney Road, Manchester, M22 5JJ
Agent (if any): Mr Kevin Maloney, Blueprint CAD Ltd, 3 Ridgeway, Warrington, WA3 2QL
Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 7 October 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 September 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 24 August 2022 Expired: 14 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey semi-detached C3 dwellinghouse of reddish brown brick with a hipped roof and round bay windows. The property features an existing single storey attached garage to the side and the plot includes a large garden and driveway to the front, wide side access and a generous rear garden, bound by high timber fencing.

Description of area

Holliney Road, within the Sharston ward of Wythenshawe, is residential in nature and characterised by similar family dwellinghouses arranged in pairs with large plots. Many have already been extended, particularly by first floor side additions over the garages.

Description of development

The applicant is seeking permission to build a two storey side and single storey rear extension to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – No comments received.

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Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance: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

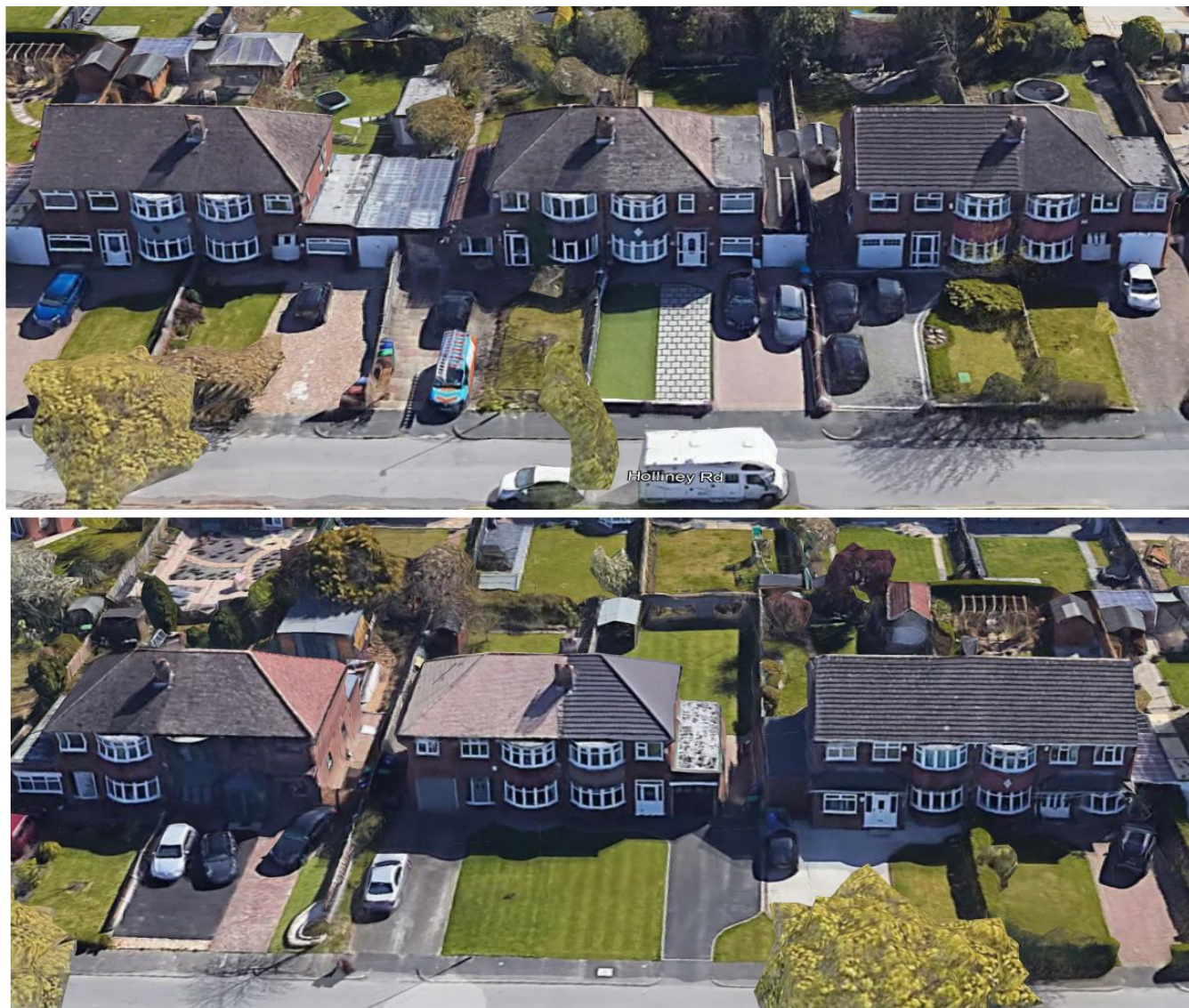


Issues

Principle – The principle of building a two-storey side and single storey rear extension to provide additional living space for a family dwellinghouse is acceptable, given the provisions of saved policy DC1 of the UDP. 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 two storey extension would be sited on the south side elevation of the house, projecting 3.75m to the side, sitting flush with the original front and rear walls. The eaves and ridge would match existing and the extension would leave a gap of 1.8m to the boundary shared with the rear garden of No.27 Patch Croft. The rear single storey element would have a depth of 4m, a width of 9.85m, an eaves height of 3.2m and a maximum height of 3.6m. The rear element would be sited along the boundary shared with the adjoining semi, No.73, and would leave a gap of 1.8m to No.27 Patch Croft also. Due to the location, as an end property with a large gap to the side boundary and to the neighbouring house (approx. 10m wall to wall), the proposal would not form a terracing effect. Although not considered a

subservient addition, in this case a setback is not required due to the strong local precedent which exists on Holliney Road (see images below) where at least 13 properties feature flush first floor/two storey side extensions. Several also feature a gable roof with level ridge, however in this case the matching hip is to be retained which ensures a lower height compared to the rest of the original roof. The rear element exceeds the limit stipulated within policy DC1 (of 3.65m) however only by 35cm which is not deemed significant. The proposal is considered appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1.



(Local precedent: No's 49 to 71 (odd) Holliney Road)

Appearance and visual amenity – The extensions would be constructed from brickwork, roof tiles and uPVC windows/doors, all to match the existing house, which has been conditioned, along with white render to the side elevation to increase thermal efficiency. The side extension features a hipped roof with a pitch to match the existing roof whilst the rear features a flat roof containing a glazed lantern. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension would not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly as large two storey side extensions can be seen at many other properties along this street (see image above). The extension is to be built of appropriate materials, is standard in design and is in-keeping with the character of development in this area.

Residential amenity – The two storey side extension would be sited approx. 10m from the side/rear elevation of the next property, No.27 Patch Croft, and 1.8m to the boundary with their garden, hence it would not harm the residential amenity of those occupiers. The single storey

rear would only project 1m beyond the adjoining semi, No.73's own rear extension and therefore should not cause undue overshadowing of this neighbour. There are no first floor side-facing windows proposed to the side elevation. Therefore, it is not considered that they would create any significant loss of privacy or increased levels of overlooking to neighbouring occupiers. In addition to this, no objections were received from local residents, thus the proposal is considered acceptable in terms of its impacts upon residential amenity.

Parking and refuse – The off-street parking arrangement will remain as existing as the large driveway is to be retained, with space for 3-4 cars. A gap of 1.8m to the boundary is to be retained at the side, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and works may commence 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.

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 following drawings:

- Front and side 1 elevations
- Rear and side 2 elevations
- First floor plans
- Ground floor plans

stamped as received by the City Council as Local Planning Authority on the 15th 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 hereby permitted shall match those of the existing building in type, size, colour and texture, as stated on the submitted application form, with the addition of white render.

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.

Appendix 1 – List of consultees & neighbours notified

27 Patch Croft Road, Manchester, M22 5JR
42 Gresty Avenue, Manchester, M22 5JP
73 Holliney Road, Manchester, M22 5JJ
29 Patch Croft Road, Manchester, M22 5JR
25 Patch Croft Road, Manchester, M22 5JG
40 Gresty Avenue, Manchester, M22 5JP
72 Holliney Road, Manchester, M22 5JH

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 - 40-49
Area Team Boundary - Name: SOUTH AREA