

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 133867/FH/2022

**Date registered valid:** 26 July 2022

**Proposal:** Erection of single storey rear extension and installation of rear dormer to provide additional living accommodation

**Address:** 83 Horton Road, Manchester, M14 7QD

**Ward(s):** Moss Side Ward

  

**Applicant:** Miss Bailey 83 Horton Road, Manchester, M14 7QD

**Agent (if any):** Mohammed Shabuo, Via Email

**Case officer:** Katie Raw  
Tel: 0161 234 4164  
Email: [katie.raw@manchester.gov.uk](mailto:katie.raw@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 15 September 2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

Printed: 3 August 2022      Expired: 24 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:** No

**Tree Preservation Order:** No

## **Description of area**

The application site relates to 83 Horton Road within the Moss Side ward of south Manchester. The property relates to a mid-terraced, two storey, red brick property. Amenity space to the front of the property consists of a small area of hardstanding bordered by a low red brick wall and amenity space to the rear of the property consists of a concrete courtyard with an existing rear outrigger sited at the property.

## **Description of development**

The submitted application seeks planning permission for the erection of single storey rear extension and installation of rear dormer to provide additional living accommodation.

The single storey rear extension would have approximate dimensions of Height: 3.1 x Length: 3 x Width: 2.6 metres, would have a flat roof and would be sited off of the existing rear outrigger. As such, it would be sited extremely close to the shared boundary with no. 81 Horton Road. The existing kitchen would be converted into a wet room in connection with a new bedroom to be positioned within the proposed extension. The proposal would involve the insertion of a set of double doors within the rear elevation.

The installation of the rear dormer would have approximate dimensions of Height: 2 x Length: 4 x Width: 3.8 metres and would have a total volume of 15.20 cubic metres. The dormer window

would be inserted approximately 0.4 metres from the eaves and would be sited just slightly below the ridge level of the host property. The dormer would create a bedroom and shower room and would involve the insertion of two windows.

Materials to be used throughout the proposal include red facing brickwork, grey roof tiles, white UPVC windows and doors, which would all match the host property.

### *Planning history*

072898/VO/2004/S1- Rear Of 77 To 95 Horton Road- CITY COUNCIL DEVELOPMENT- Installation of 2.4 metre high gates at the rear of 77 and 95 Horton Road.  
Approved 28 September 2004.

## **Consultations & Notification Responses**

### *Local residents*

Local residents were consulted, and one resident responded with the following concerns:

- Concerns over the property being turned into a HMO property.
- Impacts to existing parking provision as the proposal would result in five bedrooms.
- Concerns regarding overcrowding.
- Proposal setting the precedent for future properties to be converted in the same way.

## **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 CABI 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 installation of rear dormer to provide additional living accommodation. 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 be sited off of the existing rear outrigger and would be sited extremely close to the shared boundary with no.81 Horton Road. As such, beyond the neighbour's existing outrigger, the neighbour would feel an additional 1.2 metres of built form. As this length is considered minimal, the extension is single storey and a brick wall acts as boundary treatment, the extension would not create an overbearing feature for the neighbour. Only a set of double doors are to be inserted within the rear elevation and as such no overlooking or privacy implications would occur as a result of the proposal. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. Due to the orientation of the properties within the streetscene, no overshadowing or loss of light implications would occur.

No.85 Horton Road would be the other immediate neighbour to be impacted by the proposal. The neighbouring property also benefits from the outrigger evident throughout this section of the street and as such would feel 3 metres of additional built form. The proposal would be sited 1.5 metres from the shared boundary and as such the distance between the two would mean it would not create an overbearing feature for no.85 Horton Road. Due to the reason explained above in terms of windows no overlooking or privacy implications would occur for this neighbour and any loss of light or overshadowing implications would be minimal.

#### **Rear dormer:**

As the rear dormer would not include the insertion of windows to the side elevation, the dormer would not give rise to any privacy or overlooking implications to those properties either side of the applicant property. Two windows are to be inserted within the rear elevation of the dormer and one would be within the shower room. To further increase the privacy for the applicant, the shower room window 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. Those 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 and the dormer would mainly look into the amenity space of those properties along Bidston Avenue, rather than into their properties directly. The dormer would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing roof 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. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

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

### *Design and Appearance*

#### Materials:

All the materials to be utilised for the scheme would match the host property and as such, the proposal is considered to be designed to be in keeping with the host property. This is considered acceptable and a materials condition to that effect would be attached to any consent granted.

#### Rear extension:

The 3 metre extension would comply with the stated rearward projection within Policy DC1.3 of the UDP and as such is considered appropriate in its size and form. It is noted that no.81 Horton Road and additional properties have similar rearward extensions and as such the proposal is considered acceptable to other developments within the immediate area.

#### Rear dormer:

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 dormer 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. A similar rear roof dormer could have been obtained through the route of Permitted Development, especially as the cubic metre for the dormer (15.20 cubic metres) falls significantly below the 40 cubic metres maximum within the General Permitted Development Order.

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.

#### *Neighbour comment*

Following on from the neighbour's comment, the agent confirmed via email on 30 August 2022 that the property would not be used for a HMO. As the agent confirmed the property would remain in its current use, the additional concerns raised by the neighbour have been overcome.

#### *Car parking*

Car parking provision would be unaffected by the proposal.

#### *Bin storage*

Bins would be stored within the bin storage created.

#### *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 25 May 2022.
- Drawing- Existing & Proposed- The Location Plan, numbered A300 REV A, stamped as received by the City Council as Local Planning Authority on 25 May 2022.
- Drawing- Proposed- Floor Plan & Elevations, numbered A200 REV C, stamped as received by the City Council as Local Planning Authority on 26 July 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 shower room window within the dormer as shown on the approved 'Drawing- Proposed- Floor Plan & Elevations, numbered A200 REV C', stamped as

received by the City Council as Local Planning Authority on 26 July 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 used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

## **Appendix 1 – List of consultees & neighbours notified**

85 Horton Road, Manchester, M14 7QD

81 Horton Road, Manchester, M14 7QD

## **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

Area Team Boundary - Name: SOUTH