

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135000/FH/2022

Date registered valid: 21 September 2022

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

Address: 69 Shawbrook Road, Manchester, M19 1JF

Ward(s): Burnage Ward

Applicant: Mr Muhammad Ibrahim Naseer, 69 Shawbrook Road, Manchester, M19 1JF

Agent (if any): Mr Rashid Mehmood I. Planning Services, 2A Cook Street, BL9 0RP

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 14.11.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 06 October 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 27 September 2022

Expired: 18 October 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application site relates to a two storey brick built, semi-detached dwelling within a residential area of Burnage Manchester. The property is situated at the head of a cul-de-sac and incorporates a splayed boundary with a large front yard and a modest sized rear garden. Boundary fencing in the form of timber fencing occupy the rear and shared boundary treatment.

Houses of similar size and design occupy the surrounding vicinity with some dwellings benefitting from comparable extensions.

Description of development

The application seeks consent for the erection of a single storey rear extension to form additional living accommodation. The application has been revised since the original submission reducing the rear extension's footprint in order to comply with government guidance and in particular saved UDP Policy DC1.3. The extension accommodates a living room including a set of sliding French doors and one rear elevation window alongside a side facing door and window. The proposed extension would have approx. dimensions of Height 3.9m x Width 7m x Rearward Projection 4m. The extension would run alongside the shared boundary with 71 Shawbrook Road.

Consultations & Notification Responses

Local residents were notified however none responded.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Unitary Development Plan Saved Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) 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.

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

- a) rearward extensions greater than 3.65m (12ft) 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

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- 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.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Issues

Principle

The proposed development is a single storey rear extension to a residential dwelling, this is considered to be acceptable in principle as many people prefer to extend their home rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on visual amenity of the area and impact on the neighbouring's properties' residential amenity.

Residential and Visual Amenity

It is not considered that the proposed single storey rear extension would give rise to any significant residential or visual amenity to the neighbouring properties. The original submission has been altered reducing the extension's footprint through reducing the depth of the extension from 6metres down to 4 metres. It should also be noted that the extension would run alongside the shared boundary with 71 Shawbrook Road however the neighbouring property has recently constructed a comparable extension (application ref. 098819/FH/2012/S2) and as such the proposed extension's footprint would only protrude past the neighbour's extension by less than approx. 0.3 metres therefore mitigating against any significant overbearing or overshadowing impacts to the neighbouring occupier.

Additionally, the rear extension will maintain a distance of 3 metres (at it's closest point) from the shared boundary with 67 Shawbrook Road and given the positioning of the neighbouring property it is not considered that overbearing or overshadowing impacts would be present.

The roof profile will consist of a hipped roof to fit seamlessly in with the original dwelling and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. It is considered the introduction of a single storey rear would be minimum in terms of impact and would not be a prominent feature within the streetscene given its position and orientation. The proposed development would allow for amenity space to be retained along the rear of the application site; therefore it is considered to be an acceptable addition to the property.

The new window and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be in character of the property. Therefore it is considered that the proposal is acceptable in terms and would not give any adverse impacts on the character of the property or surrounding area.

There is one window and door along the western elevation however given the distance to the shared boundary (2.5metres) and the existing boundary treatment it is deemed that the neighbouring occupier would not experience significant loss of privacy impacts and a condition shall be applied to any approval granted regarding no further windows in any of the elevations.

Design and Appearance

The proposed rear extension has been designed sympathetically to relate to the existing property and extension. The proposed extension would be made of materials to match the existing property. A condition to that effect would be attached to any approval. Therefore, the design of the extension would not adversely affect the appearance of the existing dwelling, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and Saved UDP Policy DC1.

Waste Management

There is sufficient land to the rear of the property without causing any additional residential amenity.

Car Parking

The current off street car parking situated at the front of the dwelling would not be affected by the proposal.

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 to guide the application through all the stages of the planning process and resolve any issues that arose n dealing with the 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 permission,

Reason- Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents: Local plan and drawings numbers:

Drawing: Plans and Elevations ref. SHT 2 OF 2 REV A

All stamped as received by the City Council as Local Planning Authority on 28 October 2022

Reason- 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 (2012).

- 3) The materials to be used on the external surfaces of the extension hereby submitted shall match those of the existing dwellinghouse 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 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason- In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

5 Henley Place, Manchester, M19 1QE
1 Henley Place, Manchester, M19 1QE
71 Shawbrook Road, Manchester, M19 1JF
3 Henley Place, Manchester, M19 1QE
29 Eastern Circle, Manchester, M19 1QD
27 Eastern Circle, Manchester, M19 1QD
67 Shawbrook Road, Manchester, M19 1JF

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 AREA