

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134956/FH/2022

Date registered valid: 15 September 2022

Proposal: Erection of a two storey side and rear extension together with a rear roof dormer extension following the demolition of the existing single storey rear outbuilding

Address: 29 Holliney Road, Manchester, M22 5JE

Ward(s): Sharston Ward

Applicant: Shehnaz Akhtar, 29 Holliney Road, Manchester, M22 5JE

Agent (if any): Mr V Alyas, Architek, 916 Stockport Road, Levenshulme, Manchester, M19 3AB

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation:

Date of recommendation: 15 November 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 10 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 23 September 2022

Expired: 14 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

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application relates to a two-storey semi-detached C3 dwellinghouse of reddish-brown brick with a gabled roof. The property features an existing single storey outbuilding to the side/ rear 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 rear extension together with a rear roof dormer extension following the demolition of the existing single storey rear outbuilding.

Negotiations

The original submission was amended to remove the second-floor side bedroom window, the removal of the first floor side bedroom and a larger set back at first floor front elevation.

Description of area

The occupiers of the surrounding properties were consulted, and no representation were received.

Issues

For reasons to be outlined below, it is considered the proposal accords with these policies.

Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in

Manchester's Local Development Framework. The Core Strategy 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.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy DM 1, Development Management, - Follows the principles advocated in the aforementioned policies and informs 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 given below:-

- o Appropriate Siting, layout, scale, form, massing, materials and detail.
- o 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.
- o 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 states that priority will be given to the creation of neighbourhoods of choice outside of the regional centre. In particular, developments which make a positive contribution and enhance areas for residents will be supported.

The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012. The NPPF replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF is therefore a material planning consideration in the determination of planning applications.

The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Unitary Development Plan (UDP)

The UDP has been superseded by the Core Strategy Development Plan, however, some policies have been saved and are still considered as part of the planning process. Policy DC1

for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- o the general character of the property,
 - o the effect upon the amenity of neighbouring occupiers,
- Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
- o 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 the original buildings);
 - o they do not create an undue loss of sunlight, daylight or privacy;
 - o they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details;

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

Principle of the Proposal

The principle of the proposal is acceptable in that the applicant proposes to use the extension as additional living accommodation.

Residential Amenity - The applicant proposes to erect a two-storey side extension and single storey rear extension to form additional living accommodation

The projection of the ground rear element of the proposal projects 5 metres off the rear back wall of the original house and the neighbouring property no 31 has a 4 metre single storey rear extension. The first floor is set back from the front of the property. The two storey side element is pulled away from the adjoining property by approximately 7 metres. Taking into consideration set back from the common boundary the proposal does not provide a terracing issue.

The roof is below the existing roof ridge of the house considerably. The proposal has only obscurely glazed bathroom and shower room on the side elevations and the rear bathroom would be obscure glazed. It is not anticipated that the proposed development will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing.

Design - The design of the extension is acceptable and is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity.

Parking - There is still adequate off-street parking on the front driveway should parking be required.

Dormer Extension

Residential Amenity - Given the siting and design of the rear dormer it is not considered that the proposal will have a detrimental impact upon the levels of residential amenity currently enjoyed by the neighbouring properties. There are no windows within the side elevation of the dormer, with the windows being in the rear. They are of the similar design and location as the windows below. The view out of these would be across the applicants own garden, with a substantial distance between the proposal property and the properties to the rear of the site, as such there is no overlooking or loss of privacy for the neighbouring properties.

Visual Amenity - It is not considered that the proposal would have a detrimental impact upon the visual amenity of the neighbouring properties, nor the area within which it is located

Design - The design of the rear dormer is considered acceptable. It will be constructed in materials to match and be sympathetic to those on the original dwellinghouse. The dormer is to be constructed in vertical hung tiles and the windows would match the those of the existing property, and as such are considered acceptable.

Conclusion - This application complies with City Council policies and will not harm the appearance and character of the 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

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

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:

A101 P2, A104 P2 and A105 P1, received electronically on the 10 November 2022.

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 of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

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 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.

5) Before first occupation the ground floor WC and the first floor shower and bathroom windows shown on drawing numbers A104 P2, A105 P1 and the second floor bathroom, received electronically by the City Council as Local Planning Authority, on the 10 November 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

10 Munro Avenue, Manchester, M22 5HL
31 Holliney Road, Manchester, M22 5JF
22 Lancelot Road, Manchester, M22 5JN
20 Lancelot Road, Manchester, M22 5JN
29 Holliney Road, Manchester, M22 5JF
27 Holliney Road, Manchester, M22 5JF

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