

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134041/FH/2022

Date registered valid: 14 June 2022

Proposal: Part retrospective application for the erection of single storey rear extension following demolition of existing rear single storey outrigger together with single storey rear extension and alterations to the roof of the existing garage, elevational alterations including enlarged first floor bay window and insertion of windows at first and second floors

Address: 27 Belfield Road, Manchester, M20 6BJ

Ward(s): Didsbury East Ward

Applicant: Mrs Elizabeth Riding, 27 Belfield Road, Manchester, M20 6BJ

Agent (if any): Mr Darren Pomfret, Manchester Building Design Ltd, 8 Gas Street, Hollingworth, Hyde, SK14 8JD

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 08.08.2022 (second visit)

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 June 2022 Expired: 8 July 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

The property that is the subject of this householder application is a red brick detached dwellinghouse identified as 27 Belfield Road in the Didsbury East ward of the City. The boundary treatment to the front is a brick pier and low wall. There is a brick wall between number 27 and 29 together with an established hedge. There are gardens to the front and rear with a driveway that leads through to the rear garden. There is an attached garage on the side of the property that abuts the common boundary with number 29. The entrance into the property is taken off the side elevation. There is a vehicular access off Belfield Road, with the driveway having been block paved.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential with individually designed properties of a similar size and age to the proposal site. Beaver Road school sits to the far east of the site.

Description of development

The proposal is part retrospective and involves minor extensions to the footprint at ground floor which comprise of demolition of existing utility room and construction of new single storey kitchen extension to the rear. Alterations are proposed to the existing garage including changing the flat roof to a hipped/ pitched, extending the footprint of the garage to the rear and changing windows and doors to match. Changing the existing pitched roof over the porch to link with new pitched roof over garage, and, where there is an existing window on the first floor on the right hand gable elevation, this is to be built out slightly to form a bay, however the proportions will remain the same. This detail will also mirror the window detail on 29 Belfield Road. A new

window is proposed to the en-suite bathroom at first floor on left hand gable elevation this will be obscurely glazed.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy

Relevant policy to this application is contained in the NPPF (2021) and Core Strategy policies DM1 and SP1.

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.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.

- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: 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 or income; protect and enhance the built and natural environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 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

Policy DC1.2 states extensions will be allowed subject to:

- 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 the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Issues

The principle of extending a residential property in an established residential area is considered acceptable. Many householders prefer to extend the existing property to meet changing household needs rather than move to new accommodation. This is subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity - The proposals are located to the side and rear of the property and would project no further sideways relating to the extensions themselves, however the re roof on the garage extension would have projecting soffit and guttering across the airspace of number 29 Bellfield Road. Certificate B has been completed as part of the planning application and the occupants have been informed as part of the consultation process. No representations have been received.

There is a window in the right- hand gable elevation that serves the landing, this is to be built out slightly to create a small bay of the same size, this will still only serve the landing, and given that the window exists, it is not considered that this would have a detrimental impact upon the level of amenity currently enjoyed by the occupants of number 29 Bellfield Road. The additional rearward projection on both the rebuilt single storey extension and the increased length of the existing garage are minimal. There are bi fold doors proposed in the rear elevation of the dining room extension, however these would look out over the applicants own garden. It is considered that the proposal is acceptable and broadly complies with policy DC1.

Character of the Area - Given both the single storey nature and the minor increase in length of the proposed extension, the considerable set-back of the garage down the side, and the fact that the dining room extension cannot be viewed from within the street scene it is considered that the proposed extension / changes would not have a detrimental impact upon the property itself, nor the area within which it is located. The change from a flat roof to a pitched roof is considered to be an improvement aesthetically. The materials to be used would match those of the existing property and a condition to that effect would be attached to any consent granted.

Bins given the distance retained to the boundary, the bins could continue to be stored at the side or rear of the property and accessed through the garage.

Parking-is not impacted 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 based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with both local and national policies, and appropriate conditions have been attached.

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:

Site and Location Plan received 14th June 2022

42/21-02 REV L Proposed Floor Plans received 14th June 2022

42/21-06 REV C Proposed Roof Plans received 14th June 2022

42/21-05 REV D Proposed Elevations received 14th June 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, including the mortar and patching in.

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: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) Before first occupation the glazing in the western elevation at first floor serving the en-suite bathroom 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

22 Raynham Avenue, Manchester, M20 6BW
14 Raynham Avenue, Manchester, M20 6BW
22 Belfield Road, Manchester, M20 6BH
20 Raynham Avenue, Manchester, M20 6BW
16 Raynham Avenue, Manchester, M20 6BW
25 Belfield Road, Manchester, M20 6BJ
24 Belfield Road, Manchester, M20 6BH
18 Raynham Avenue, Manchester, M20 6BW
29 Belfield Road, Manchester, M20 6BJ
26 Belfield Road, Manchester, M20 6BH

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH