

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133535/FH/2022

Date registered valid: 1 July 2022

Proposal: Erection of hip to gable roof extension, dormer extension to rear roof and rooflights to front roof slope, together with installation of window to front gable and side gable at roof level

Address: 23 Northfield Road, Manchester, M40 3SZ

Ward(s): Moston Ward

Applicant: Mr Nathan McDonald, 23 Northfield Road, Manchester, M40 3SZ

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 17 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 July 2022 Expired: 26 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

This semi-detached property is located within a predominantly residential area of Moston.

The site occupies a well-proportioned oblong plot with a public footpath running the entire length of the boundary of the property. Beyond the alleyway on the opposite side similar 2 storey residential properties continue along Northfield Road. The existing property is 2 storey brick building with a single storey rear extension.

The submitted application proposes the erection of hip to gable roof extension, dormer extension to rear roof and rooflights to front roof slope, together with installation of window to front gable and side gable at roof level.

Site History

119577/FH/2018 Erection of a two storey side extension and single storey rear extension to form additional living accommodation. Approved.

Consultations & Notification Responses

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

Issues

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 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. Relevant policies in the Core Strategy are detailed below

Policy SP1, Spatial Principles, - 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 and protect and enhance the built and natural environment. This is discussed below.

Policy DM1, Development Management - This policy states that all development should have regard to a number of specific issues, the most relevant of which are detailed 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, 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.
- o Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- o Community safety and crime prevention.
- o Design for health.
- o Adequacy of internal accommodation and external amenity space.
- o Refuse storage and collection.
- o Vehicular access and car parking.
- o Effects relating to biodiversity, landscape, archaeological or built heritage.
- o Green Infrastructure including open space, both public and private.

Saved UDP Policy - There are no site-specific policies relating to the application site. However the following city-wide policies are relevant to this proposal: DC1 of the Unitary Development Plan for the City of Manchester.

Issues

Principle of the Proposal - The principle of extending a residential property in a residential area to create additional living accommodation is considered acceptable. It is an alternative option to moving properties. Whilst not currently a very common feature there are other dormer extensions within the area. Notwithstanding this, the impact upon the levels of residential and visual amenity enjoyed by adjoining neighbours must be assessed, along with the impact upon the character of the area within which it is located.

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 is one window within the side elevation of the dormer to the stairwell that will be obscurely glazed and the remaining windows being in the rear, one of which will be obscurely glazed to the bathroom window, the windows are of the same design and location as the windows below in the first floor. The view out of these would be across the applicant's own garden, with a distance of approximately 40 m between the proposal property and the properties to the rear on Parkfield Road, 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. The proposed first floor window on the front elevation is considered to be acceptable as it does not detract from the architecture of the host building.

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 dwelling house. The dormer is to be constructed in vertical hung tiles and the windows would match those of the existing property, and as such are considered acceptable.

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 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:

The Site and Location Plan 2NR and Drawing 1NR Proposed Drawings, received electronically on the 25 August 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 development hereby approved shall be constructed using materials that match those used in the original property in terms of size, colour and texture.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the first occupation of the development the rear bathroom window on the dormer and the stairwell roof extension window on the side elevation, shown on drawing referenced 1NR Proposed Drawings, stamped as received by the City Council, as Local Planning Authority, on the 25 August 2022, shall be obscurely 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.

5) 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 drawings.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

25 Northfield Road, Manchester, M40 3SZ
30 Parkfield Road North, Manchester, M40 3TA
28 Northfield Road, Manchester, M40 3SY
26 Parkfield Road North, Manchester, M40 3TA
21 Northfield Road, Manchester, M40 3SZ
Vine Fold House, 4 Vine Fold, Manchester, M40 3TG
24 Parkfield Road North, Manchester, M40 3TA
22 Northfield Road, Manchester, M40 3SY
28 Parkfield Road North, Manchester, M40 3TA
30 Northfield Road, Manchester, M40 3SY
26 Northfield Road, Manchester, M40 3SY
24 Northfield Road, Manchester, M40 3SY

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH