

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 134345/FH/2022

**Date registered valid:** 12 July 2022

**Proposal:** Erection of part single, part two-storey rear extension to the existing dwelling house, and erection of single storey outbuilding to rear garden

**Address:** 7 Imperial Way, Manchester, M9 8FE

**Ward(s):** Harpurhey Ward

**Applicant:** Mrs Lola Lim, 7 Imperial Way, Manchester, M9 8FE

**Agent (if any):** Mr Gregory Oldham, Spence & Oldham Architects Ltd, 25 Cosgrove Crescent, Failsworth, M35 0JX

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

**Recommendation:** APPROVE

**Date of recommendation:** 05.09.2022

## **Application details**

**Type of application:** Full Householder Application

**Development type:** Householder

### **Standard consultations:**

Printed: 18 July 2022      Expired: 8 August 2022

### **Neighbour notifications**

Printed: 18 July 2022      Expired: 8 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

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of Site/Area**

The application property is a two-storey brick built detached property along Imperial Way situated in the Harpurhey area of North Manchester. The property benefits from hard landscaping to the front with no.2 off-street car parking spaces available and an existing garage built into the front elevation of the dwelling. The rear garden comprises a substantial grassed area that is slightly elevated sloping towards the rear boundary and high timber fencing that occupy the rear and shared boundaries.

The area is predominantly residential in nature with some areas of industrial / commercial land use.

## **Description of development**

The application seeks planning permission for the erection of a part single part two storey rear extension to the existing dwellinghouse and the erection of a single storey outbuilding situated in the rear garden. The application has been revised from the original application which included a first-floor front balcony however due to concerns regarding significant residential amenity to neighbouring properties this element of the proposal has been removed from the submitted scheme.

The part single part two storey rear extension would accommodate an extended kitchen and dining area along the ground floor including French sliding doors and one large rear elevation window. The two-storey rear extension would accommodate an bathroom including two rear elevation windows. The extension would have approx. dimensions of Height 7 m/(at the eaves) 5.1m x Width 8.5m x Depth 3 metres at ground floor and 2 metres at first floor. The extension

would be sited approx. 1 metre from the shared boundary with 5 and 9 Imperial Way respectively.

The single storey rear outbuilding would be situated towards the rear boundary and accommodates a garden room, including sliding doors along the front elevation facing the rear garden. The proposed extension would have approx. dimensions of Height 2.4m x Width 6m x Depth 3 m. The extension would be sited approx. 3.5 metres and 0.5 metres from the shared boundary with 5 and 9 Imperial Way respectively. Additionally the outbuilding would be sited approx. 0.6metres away from the rear boundary with 4 Bottomley Side.

## **Consultations & Notification Responses**

Local residents were notified no responses were received.

Flood Risk Management had no objections to the application and recommended a surface runoff drainage system condition be attached to any approval.

## **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

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

### **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.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

## **Issues**

### **Principle**

The proposed development is a part two storey rear extension and erection of a single storey outbuilding to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes 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 the visual amenity of the area and impact on the neighbouring properties' residential amenity.

### **Residential and Visual Amenity**

#### *Part Single Part Two Storey Rear Extension*

As noted above the proposed extension would have approx. dimensions of maximum Height 7 m/(at the eaves) 5.1m x Width 8.5m x Depth 3 metres at ground floor and 2 metres at first floor. The extension would be sited approx. 1 metre from the shared boundary with 5 and 9 Imperial Way respectively. Additionally, the extension would incorporate a 0.5metre dropdown level from the original roof ridge height. Given this property is a detached dwellinghouse and the proposed extension retains the distance to the shared boundaries it is not considered that the extension would provide an overbearing feature to neighbouring properties. It should be noted that given the orientation of the property there is to be expected overshadowing impacts to the neighbouring properties. However, this is alleviated given the small scale nature of the extension with a depth of 2metres at first floor and 3 metres along ground floor and the distance from the shared boundaries, it is deemed that overshadowing impacts would not be significant to warrant a refusal to this application.

There are no windows proposed in the side elevations, and as such there is no detrimental impact relating to overlooking or loss of privacy to neighbouring properties. The windows and doors as well as the first floor window are located in the rear elevation and would overlook the applicants own garden. A condition would be attached to any consent granted to restrict the installation of any additional fenestration. Additionally, the two first floor rear elevation windows would be obscurely glazed to a specification of no less than 5 of the Pilkington Glass Scale or other such equivalent. Due to the above stated reasons the proposal is considered acceptable and in accordance with saved UDP policy DC1 and Core Strategy Policies DM1 and SP1.

The drop in ridge height of the roof assists in making the extension subservient to the existing property. The use of similar materials to the original dwelling in assimilating the extensions to the existing property and the wider street scene. Given the set back and gap to the boundary and the set back of the property from the street it is not considered that the proposal would give rise to concerns of terracing along the street. The proposal is to enlarge a detached property that sits within substantial grounds as such it is not considered to give rise to unacceptable impacts on the visual amenity or character of the area or the streetscene, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UDP policy DC1.

#### *Single Storey Outbuilding*

As noted above the proposed outbuilding would be sited alongside the rear boundary and have approx. dimensions of Height 2.4m x Width 6m x Depth 3 m. Given the single storey nature of the extension and the existing high boundary treatment it is not considered that the outbuilding would form an overbearing feature along the rear boundary. Additionally, overshadowing impacts would be irrelevant given the size of the boundary treatment. Fenestration elements are proposed on the south west facing elevation overlooking the applicant's back garden and rear property therefore, no overlooking or loss of privacy would result from this proposed outbuilding.

## **Design and Appearance**

It is not considered that the proposed development would unduly harm the character of the building or the general area. The proposed part single part two storey rear extension would match the existing in terms of materials. Additionally, the materials used in the outbuilding do not match the existing however they are typical of shed/garden room type structure found in many gardens in the local area. The use of timber cladding to the elevations and dark grey membrane to the roof offer a contemporary feel to the proposal and are typical materials used for outbuildings. A materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

## **Height, Scale and Massing**

The height of the proposed part single part two storey rear extension appropriately relates to the height parameters of the existing building. The height of the proposed two storey rear extension has tied in with the existing building. Additionally, the rearward projection of both ground and first floor elements are under the recommended depth stated in policy DC1 and therefore this factors into the gable finish to the roof profile. This roof profile is considered acceptable in this instance due to the small scale nature of the extension and given the fragmented building line and detached nature of the property. Therefore, it is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

## **Waste Management**

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

## **Car Parking**

The existing off-street car parking arrangements would not be affected by the proposed extensions.

## **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 agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in 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 date of three years beginning with the date of 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 12 July 2022.

Drawing: Proposed Plans ref (02) 003A, stamped as received by the City Council as Local Planning Authority on 05 September 2022.

Drawing: Location Plan, stamped as received by the City Council as Local Planning Authority on 12 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) The materials to be used on the external surfaces of the extension and outbuilding hereby permitted shall be implemented in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

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) 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 interest of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1.

- 5) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

As the proposed development is within close proximity to a Flood Zone 2, floor levels should be set either no lower than existing floor levels of the adjoining property or 300 millimetres (mm) above the estimated flood level.

Reason - In the interests of residential amenity and to reduce the risk of flooding pursuant to policies SP1, EN14 and DM1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 6) The first floor windows located along the rear elevation shall be obscured glazed to a specification of no less than level 5 of the Pilkington Glass Scale or other such other equivalent and shall remain so in perpetuity.

Reason- To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

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

Environmental Health  
MCC Flood Risk Management

1 Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Ninth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Computer Centre, Crumpsall Vale, Manchester, M9 8GQ  
Ground Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ  
Ground Floor East, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ  
Ground And First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ  
First Floor West, Machine Hall, Crumpsall Vale, Manchester, M9 8GQ  
Machine Hall, Crumpsall Vale, Manchester, M9 8GQ  
Eighth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Second Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
First Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Ground Floor, East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
First Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Ground Floor, West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
West Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
East Machine Hall Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Ground Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Third Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Basement, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
First Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Fourth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Sixth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Lubrizol Part Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Room 006 On Tenth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Eleventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Avecia Bst - Gnd Flrs, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Fifth Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Seventh Floor, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
Fujifilm Pt 7th - 9th Floors, Hexagon Tower, Crumpsall Vale, Manchester, M9 8GQ  
11 Imperial Way, Manchester, M9 8FE  
9 Imperial Way, Manchester, M9 8FE  
5 Imperial Way, Manchester, M9 8FE  
3 Imperial Way, Manchester, M9 8FE  
1 Imperial Way, Manchester, M9 8FE  
2 Crumpsall Vale, Manchester, M9 8FW  
4 Crumpsall Vale, Manchester, M9 8FW  
6 Crumpsall Vale, Manchester, M9 8FW  
10 Bottomley Side, Manchester, M9 8EP  
8 Bottomley Side, Manchester, M9 8EP  
6 Bottomley Side, Manchester, M9 8EP  
4 Bottomley Side, Manchester, M9 8EP

## **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  
Flood Zones Type 2 (low to medium risk) -  
Area Team Boundary - Name: NORTH AREA