

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134110/FH/2022

Date registered valid: 21 June 2022

Proposal: Erection of part two storey, part upper floor side extension to form additional living accommodation

Address: 1 Underwood Close, Manchester, M18 8UY

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Fiaz Ahmed, 1 Underwood Close, Manchester, M18 8UY

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

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 25 July 2022

Standard consultations:

Printed: 27 June 2022 Expired: 18 July 2022

Neighbour notifications

Printed: 27 June 2022 Expired: 18 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to 1 Underwood Close within the Gorton & Abbey Hey ward of east Manchester. It is a two storey, semi-detached, brick property with a front porch and an existing single storey garage to the side of the property. Amenity space to the front of the property consists of a driveway and grassed area. Access to the rear of the property is available externally by a paved path. Amenity space to the rear again consists of areas of hardstanding and a grassed garden.

Description of development

The submitted application seeks planning permission for the erection of part two storey, part upper floor side extension to form additional living accommodation. The existing garage would be removed as a result of the proposal to make way for the side extension. At ground floor level, the proposal would have approximate dimensions of Height: 3.48 (to the highest point) x Length: 4.5 x Width: 2.63 metres. At first floor level, the proposal would have approximate dimensions of Height: 6.63 x Length: 5.11 x Width: 2.63 metres. The first floor extension would be set back by 1.5 metres and the roof height of the extension would be 0.58 metres below the ridge line of the host property's roof. The proposal would create a lounge at ground floor and a 3rd bedroom and en-suite to the first floor. The extension would involve the insertion of 2

windows within the front elevation and a window within the first floor en-suite. Materials to match existing include red multi brickwork, roof tiles, uPVC doors and uPVC windows.

Planning history

No planning history exists for this site.

Consultations & Notification Responses

Local residents

Local residents were consulted, and no responses were received.

Environmental Health

Environmental Health asked for the following conditions to be placed on any approval granted.

DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

GAS01 New applications for extensions

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.

ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states 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 the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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 sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. 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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

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

- a. rearward extensions greater than 3.65m (12 ft) 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;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle of Development

The submitted development application is for the erection of part two storey, part upper floor side extension to form additional living accommodation. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Residential/Visual Amenity

The boundaries for the property follow the curvature within the street and the applicant property is the first property along Underwood Close. As such, the immediate neighbour, no.3 Falmer Close, is sited at an angle to the applicant property. Therefore, the proposal measured at the rear building line would be sited 0.14 metres from the shared boundary with the neighbouring property, but measured from the front, it would be sited 2.92 metres from the shared boundary. Although the rear of the proposal and the new proposed en-suite would be extremely close to the neighbour, it is considered to not create an overbearing impact. This is due to the position of the neighbouring property within the streetscene having a rear building line that extends beyond the applicant's rear building line, no windows being inserted in the side elevation and the high boundary treatment in the form of soft landscaping between the properties. Part of the proposal would come further forward than the primary elevation of no.3 Falmer Close, but due to the distance between the two properties and the soft landscaping it would not create an overbearing feature.

As mentioned previously, no windows are to be inserted in the side elevation of the proposal and so would not create any overlooking or privacy implications. To further increase the privacy of the applicant, the first floor en-suite building should be conditioned 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, a condition to this effect would be placed on any approval granted. In addition, a condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent.

Due to the orientation of the property, the immediate neighbour would not experience any loss of light or overshadowing implications.

Due to the reasons stated above, there are no significant impacts associated in terms of residential or visual amenity.

Design and Appearance

The proposed extension has been designed sympathetically to relate to the existing property. The extension would be made of materials used to match the existing property. A condition to that effect would be attached to any consent granted.

The first floor of the proposal has been set back from the primary building line by 1.5 metres, and the roof height has been lowered accordingly. This is considered appropriate so the extension appears subservient to the original dwellinghouse with no opportunity to create a terracing effect, especially given its prominent position within the streetscene, pursuant to Policy DC1.4 of the UDP. Therefore, the design is considered to be appropriate in its size and form, pursuant to Policy DC1.2 of the UDP.

Car parking

Adequate off-street parking would be retained as a result of this proposal.

Bin storage

Bins are currently located within the side amenity space and would be unaffected by this proposal.

Environmental Health conditions

Following Environmental Health's request for a gas membrane pre-commencement condition, the condition was sent to the agent on 2 August 2022, but no response was received. The construction hours condition requested by Environmental Health is considered to be onerous for this type of development and so would be omitted from any approval granted.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner.

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:

- Householder Application for Planning Permission for works or extension to a dwelling, stamped as received by the City Council as Local Planning Authority on 21 June 2022.
- Drawing- Proposed- Floor Plans and Elevations, numbered A103, stamped as received by the City Council as Local Planning Authority on 15 August 2022.
- Drawing- Proposed- 3D Impressions, numbered A104, stamped as received by the City Council as Local Planning Authority on 15 August 2022.
- Drawing- Location Plan- The Location Plan/ Site Plan, numbered A101, stamped as received by the City Council as Local Planning Authority on 15 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 Manchester Core Strategy.

3) Before first occupation, the first floor en-suite window as shown on the approved 'Drawing-Proposed- Floor Plans and Elevations, numbered A103', stamped as received by the City Council as Local Planning Authority on 15 August 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

236 Abbey Hey Lane, Manchester, M18 8TW
3 Underwood Close, Manchester, M18 8UY
8 Violet Street, Manchester, M18 8TU
7 Falmer Close, Manchester, M18 8XJ
1 Falmer Close, Manchester, M18 8XJ
4 Violet Street, Manchester, M18 8TU
2 Violet Street, Manchester, M18 8TU
234 Abbey Hey Lane, Manchester, M18 8TW
229 Abbey Hey Lane, Manchester, M18 8TN
Flat 2, 241 Abbey Hey Lane, Manchester, M18 8XL
Flat 1, 241 Abbey Hey Lane, Manchester, M18 8XL
3 Lakeside Close, Manchester, M18 8QZ
9 Lakeside Close, Manchester, M18 8QZ
7 Lakeside Close, Manchester, M18 8QZ
5 Lakeside Close, Manchester, M18 8QZ
2 Underwood Close, Manchester, M18 8UY
241 Abbey Hey Lane, Manchester, M18 8XL
9 Falmer Close, Manchester, M18 8XJ
5 Falmer Close, Manchester, M18 8XJ
3 Falmer Close, Manchester, M18 8XJ
6 Violet Street, Manchester, M18 8TU
232 Abbey Hey Lane, Manchester, M18 8TW
230 Abbey Hey Lane, Manchester, M18 8TW
227 Abbey Hey Lane, Manchester, M18 8TN

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA