

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134520/FH/2022

Date registered valid: 27 July 2022

Proposal: Erection of a single storey side and rear extension to form additional living accommodation

Address: 15 Whalley Grove, Manchester, M16 8DN

Ward(s): Whalley Range Ward

Applicant: Mrs M Britton 15 Whalley Grove, Manchester, M16 8DN

Agent (if any): Mr Simon Casey BlueChip Architecture Ltd 18 Botany Road, Winton, Manchester, M30 8JS

Case officer: Adam Mitchell
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Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 15.09.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 16 August 2022

Standard consultations:

Printed: 4 August 2022 Expired: 25 August 2022

Neighbour notifications

Printed: 4 August 2022 Expired: 25 August 2022

Site notice

Posted: 16 August 2022 Expired: 06 September 2022

Press advert

Published: 9 August 2022 Expired: 30 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order:

Description of Site/Area

The application relates to a two-storey, mid-terrace property within a residential area of Whalley Range of South Manchester. The property is situated within the Whalley Range Conservation Area 1992 and therefore is subject to a site notice that was displayed upon the site visit (16th August 2022). The property benefits from a small front garden and a paved rear garden. Boundary treatment in the form of a low timber fencing along the eastern boundary and a 1.8m timber fencing across the western and rear boundary.

Description of development

The application is seeking planning permission for the erection of a single storey side and rear extension. The proposed single store side and rear extension accommodates an extended kitchen and dining room including no.2 rooflights and French sliding doors along the rear elevation. The proposed extension would consist of a single storey wraparound extension with approx. dimensions of Height 3.3m x Width along the side elevation 1.6m and along the rear elevation 4.9m x Depth 6.8m x Rear Projection 1.3m. The extension would be sited approx. 0.1m and 0.3m away from the shared boundaries with 13 and 17 Whalley Grove, respectively.

Consultations & Notification Responses

Local residents were notified however none responded.

Site notice and press advert were produced for this application given its location within the Whalley Range Conservation Area 1992.

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 DC18.1 The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

The relationship of new structures to neighbouring buildings and spaces;
the effect of major changes to the appearance of existing buildings;
The desirability of retaining existing features such as boundary walls etc.

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 single storey side and rear extension 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

The proposed single storey rear and side extension would provide an infill side extension and wraparound the original rear elevation. The extension would have a rearward projection of 1.3 metres and total depth of 6.8 metres. The infill side extension would be sited approx. 0.3metres away from the shared boundary with 17 Whalley Grove. Therefore, the neighbouring property would experience additional built form from the rear of the property. However, it is noted that the revised proposal is only 1 storey and therefore overbearing impacts would be limited. Due to the orientation of the properties, additional shadowing impacts would be present in the morning sun

however this will be alleviated in the afternoon and evening and it is deemed the overshadowing impacts would be negligible.

The proposed single storey rear extension would run alongside the shared boundary with no. 13 Whalley Grove however given the existing boundary treatment and the small scale nature of the development (rear projection is only 1.3metres) it is considered that an overbearing structure along the boundary would not be present. Due to the orientation of the properties, additional shadowing impacts would be present in the evening sun however this will be alleviated in the morning and afternoon and given the existing boundary treatment, it is deemed the overshadowing impacts would be negligible.

The proposal does not include any side facing windows therefore mitigating against any overlooking or loss of privacy implications no. 13 and 17 Whalley Grove may experience. A condition shall be applied to any approval regarding no further windows along the proposed extensions.

The extension would not be viewed from the streetscene along Whalley Grove and the proposed development would allow for amenity space to be retained along the front and rear of the application site.

Overall the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials proposed are different to the existing however the choice of the proposed materials, including the white rendered finish to the walls and flat roof offer the extension a contemporary feel and appearance that is common within the local vicinity for such an extension. Although it is recommended 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.

Whalley Range Conservation Area

The proposal will not be visible from the streetscene and taking into consideration its design and high quality materials the proposal is considered to be acceptable and in line with saved policy DC18.1, as set out in the Unitary Development Plan for the City of Manchester and policy DM1 and SP1 of the Adopted Core Strategy of the Local Development Framework for the City of Manchester and the principles for sustainable development as set down in the National Planning Policy Framework.

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 car parking arrangement would not be affected 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 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 not 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 documents and drawings:

Document: Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended)

Drawing: Proposed Elevation ref. 210

Drawing: Proposed Floor Plan ref. 201

Drawing: Site Plan ref. 220

Drawing: Location Plan ref. 200

All stamped as received by the City Council, as Local Planning Authority on 27 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 Core Strategy.

- 3) The materials to be used on the external surfaces of the extension 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 drawings Drawing: Drawing: Proposed Floor Plan ref. 201 stamped as received by the City Council, as Local Planning Authority on 27 July 2022

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

Appendix 1 – List of consultees & neighbours notified

Whalley Range Forum

Whalley Range Conservation Area Group

14 Whalley Grove, Manchester, M16 8DN

13 Whalley Grove, Manchester, M16 8DN

18 Whalley Grove, Manchester, M16 8DN

Flat B, 36 College Road, Manchester, M16 8FH

Flat A, 36 College Road, Manchester, M16 8FH

40 College Road, Manchester, M16 8FH

16 Whalley Grove, Manchester, M16 8DN

36 College Road, Manchester, M16 8FH

Flat 2, 34 College Road, Manchester, M16 8FH

Flat 1, 34 College Road, Manchester, M16 8FH

Flat 3, 38 College Road, Manchester, M16 8FH

Flat 2, 38 College Road, Manchester, M16 8FH

Flat 1, 38 College Road, Manchester, M16 8FH

17 Whalley Grove, Manchester, M16 8DN

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

Conservation Area - Whalley Range Conservation Area 1992

Area Team Boundary - Name: SOUTH AREA