

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133422/FH/2022

Date registered valid: 4 April 2022

Proposal: Erection of a two storey side extension to form additional living accommodation

Address: 49 Homewood Road, Manchester, M22 4DG

Ward(s): Northenden Ward

Applicant: Mr Adam Holden, 49 Homewood Road, Manchester, Manchester, M22 4DG

Agent (if any): Mrs Lindsey Kitching, LK Architecture, Rosemoore Cottage, Moss Lane, Warrington, WA4 6WF

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 August 2022



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 19 May 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 12 April 2022 Expired: 3 May 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

The application relates to a two storey detached C3 dwellinghouse of brown brick, grey concrete tiles and white fenestration. The property features a catslide roof to the side with a small dormer, plus front gable detailing and an existing single storey rear extension with roof terrace above. The generous plot includes a large paved driveway to the front, access down both sides and a large garden to the rear.

Description of area

Homewood Road forms part of a residential estate, located between Northenden District Centre and the M56 motorway. The area is characterised by large detached family dwellinghouses along wide streets, set back from the road with well-sized gardens and driveways.

Description of development

The applicant is seeking permission to build a two storey side extension to provide additional living accommodation following the removal of the dormer.

Consultations & Notification Responses

Local residents, as per appendix 1 – One comment received:

I live [on] Homewood Road and the only view, though it may be small, of the trees and any woodland is in between 49 and 47. Therefore any double storey extension in between is going to take that away and I am then looking out on plain brick walls, looking like a small block of

flats, or offices as the two houses will be almost joined together. Apart from the congestion in the street and noise whilst this possibly takes place, is that not enough inconvenience?

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP, 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

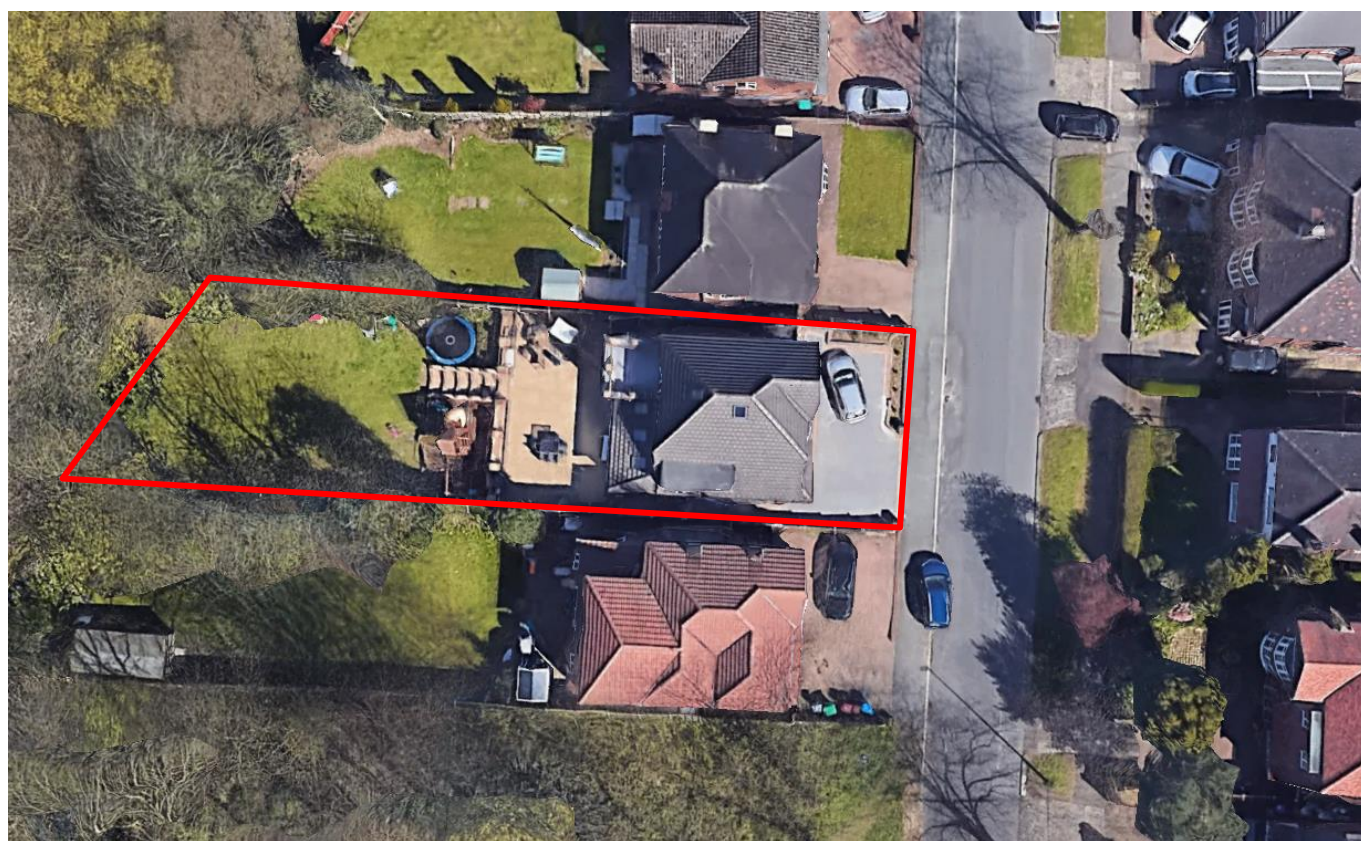
The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF 2012, amended in 2021) in particular:

- Chapter 12 – Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.



Issues

Principle – The principle of building a two-storey side extension to provide additional living space for a family dwellinghouse is acceptable given the provisions of policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The extension would be sited on the south side elevation of the house, projecting 1.5m to the side, with a depth of 9.2m at ground floor and 7.5m at first floor. The first floor element would feature a 1m setback from the principle elevation, with an eaves height to match existing and a ridge height stepped down from the main ridge by 0.15-0.37m. At ground floor the garage would be brought forwards by 0.65m to come flush with the existing porch. The extension would be sited 0.2m from the boundary shared with No.47 and would not extend beyond the original rear elevation. Originally the proposal came flush with the principle elevation at first floor, which was considered to risk a terracing effect in future should No.47 build similar, therefore negotiations took place to increase this setback to 1m. The resulting design is set back, with a lowered ridge and a hipped roof, ensuring subservience and avoiding the risk of terracing. The extension broadly accords with the dimensions set out in DC1 and is appropriately sited and scaled, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including matching brickwork, concrete roof tiles and white uPVC windows/doors, which has been conditioned. The extension would feature a hipped roof with pitches similar to existing (due to the shape of the property and introduction of a setback it was difficult to have a matching pitch). The design includes window at first floor in both the front and rear elevations, to match existing, as well as 1 small, obscurely glazed ground floor window in the side elevation. The extension features a setback to ensure a subservient appearance and protect the visual amenity of the house and area. Due to the orientation and arrangement of the property and neighbouring properties, the addition of a two storey side extension should not lead to a terracing effect nor form an obtrusive feature within the street scene, particularly as similar two storey side extensions can be seen at many properties in this area/estate. The extension is to be built of appropriate materials, is standard in design and is in-keeping with the character of the area.

Residential amenity – The only side facing window is at ground floor level for a non-habitable room, hence overlooking is not deemed an issue. The proposal is sited north of No.47, therefore the space between the properties is dark as existing (see site photos). No.47 only has one windows within the elevation facing the extension, within their single storey rear extension, which would not be affected. Due to the siting and orientation of the works, it is not likely to have overshadowing or overbearing impacts upon surrounding occupiers. One resident raised concerns regarding the closing of the gap between properties. Due to the setback and lowered hipped roof, the proposal is not considered to completely close the gap. The resident also raised concerns with a loss of a view, as well as congestion and noise emanating from the proposed building works, neither of which are material planning issues when assessing householder applications.

Parking and refuse – The off-street parking arrangement will remain as existing as the driveway is to be retained with space for 2-3 cars. A gap of 0.9m to the boundary is to be retained on the north side of the property, providing access to the rear for the transport and storage of refuse bins, in line with policy DM1.

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and it is not considered to significantly harm the existing levels of residential amenity enjoyed by neighbouring occupiers nor harm the visual amenity of the house or wider area. The proposed development is deemed acceptable and works may commence in accordance with the following conditions and approved drawings.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings: '02_04', '03_04' and '04_02', stamped as received by the City Council as Local Planning Authority on the 19th July 2022.

Reason - To ensure 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, as stated on the submitted application form.

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.

Appendix 1 – List of consultees & neighbours notified

70 Homewood Road, Manchester, M22 4DQ
68 Homewood Road, Manchester, M22 4DQ
47 Homewood Road, Manchester, M22 4DG
51 Homewood Road, Manchester, M22 4DG

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)
Area Team Boundary - Name: SOUTH