

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134174/FH/2022

Date registered valid: 27 June 2022

Proposal: Erection of single storey rear extension, following demolition of existing conservatory

Address: 69 Assheton Road, Manchester, M40 1NJ

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr and Mrs Richard And Donna Richardson, 69 Assheton Road, Manchester, M40 1NJ

Agent (if any): Mr Dave Trudgeon, Conway Architectural Design, 6 Conway Close, Middleton, Manchester, M24 1EW

Case officer: Adam Mitchell
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Recommendation: APPROVE

Date of recommendation: 19.08.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 29 June 2022 Expired: 20 July 2022

Neighbour notifications

Printed: 29 June 2022 Expired: 20 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

The application relates to a two storey brick built detached dwelling in the Miles Platting and Newtown Heath Ward of North Manchester. The property benefits from a front porch and canopy, a bay fronted window along the front elevation and an area of hard landscaping for off street car parking and a small grassed area constituting the front garden. The back garden is a relatively large elevated grassed area with an existing conservatory protruding off the rear elevation. Boundary treatment in the form of timber fencing occupy the rear and shared boundary treatment with a small masonry wall and gate makeup the front boundary treatment.

The remaining area is residential in nature with semi-detached houses the predominant siting in the local vicinity.

Description of development

The application seeks planning permission for the erection of a single storey rear extension to form additional living accommodation. The extension will accommodate an extended dining and kitchen area including a set of French sliding doors and 2 windows along the rear elevation alongside no.4 rooflights.

The proposal has been revised since the original application with the revised extension now incorporating the full width of the original rear elevation with the inclusion of the extended dining area. The extension would have approx. dimensions of Height 3.2m /(at the eaves) 2.1m x Width 8m x Rear Projection 2.3m. The extension will be sited approx. 1.6 metres from the shared boundary with 67 Assheton Road, and 0.2metres (at its closet) and increasing to 0.6metres from the shared boundary with 71 Assheton Road.

Consultations & Notification Responses

Environment Health- no objections, recommended a construction hours condition be attached to any approval

Cadent Gas- no objections.

One response was received regarding the original application however the respondent had no objection and it was an external planning query.

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:

DC1.2 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

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 for the erection of a single storey rear extension, 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

The application is proposed to erect a single storey rear extension to the rear of the property, as mentioned above with approx. dimensions of Height 3.2m /(at the eaves) 2.1m x Width 8m x Rear Projection 2.3m. It should be noted that the extension is very close to the shared boundary with 71 Assheton Road measuring approx. 0.2 metres at its closest distance. Given the orientation and splayed boundary of the neighbouring property (the front elevation of the property is set at a 45-degree angle from host dwelling), and the single storey nature of the proposal, it is not considered that the additional built form seen along the shared boundary would create an overdominate feature. Additionally, no. 71 Assheton Road's rear garden may experience some loss of light and overshadowing during the evening sunlight this is alleviated in

the morning and afternoon and it is deemed that overshadowing impacts would be minimal and therefore considered acceptable in this case.

The proposed rear extension would be sited approx. 1.6 metres from the shared boundary with 67 Assheton Road, and it is not considered the proposal would form an overbearing feature along this boundary. Similarly, the neighbouring property may experience some overshadowing and loss of light during the morning sunlight this will be alleviated in the afternoon and evening time and given the single storey nature of the extension it is not considered that overshadowing impacts would be significant.

The proposed development would allow for amenity space to be retained along the front, and rear of the application site, with the existing off-street car parking to be maintained.

The proposed fenestration elements are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. The new fenestration elements are situated along the rear elevation overlooking the rear garden. Therefore, it is considered that the proposal is acceptable in design terms and would not have any adverse impact on the character of the property or surrounding area, and would maintain existing privacy levels of neighbouring properties.

The proposal will have an acceptable impact on visual amenity. It is designed to be subservient to the main dwelling and is of a relatively modest scale which does not amount to an overdevelopment when seen in the local context.

The extension will not be visible from the front elevation or local street scene and is designed to form a seamless relationship with the original. This will be achieved by completing the development in the proposed matching render of the existing conservatory and tile which are conditioned to match on any approval of the scheme.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The roof profile constitutes a hipped roof and the extension's footprint is not considered to create a bulky or disproportionate scale addition to the property. The materials of the extension will match the existing. Although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy DM1, EN1 and SP1 and saved UDP Policy DC1.

Waste Management

The proposed development would not effect the existing bin management strategy.

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, allowing occupiers to adapt their homes to meet their residential needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise.

For the reasons above, the proposal is unlikely to have any detrimental impact and therefore accords with saved UDP policy DC1 and policies SP1 and DM1 of the Core Strategy.

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 based on seeking solutions to problems arising in relation to dealing with the planning applicant. No significant problems have arisen during the consideration of this 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 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:

Document- Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990 (as amended), stamped as received by the City Council, as Local Planning Authority on 27 June 2022

Drawing- The Location Plan/ Site Plan ref. 587-05A

Drawing- Floor Plan ref. 587-06B

Drawing- Roof Plan ref. 587-07A

Drawing- Elevations ref. 587-08A

All stamped as received by the City Council, as Local Planning Authority on 16 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning Act (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- Floor Plan ref. 587-06B

Drawing- Elevations ref. 587-08A

All stamped as received by the City Council, as Local Planning Authority on 16 August 2022.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

67 Assheton Road, Manchester, M40 1NJ
65 Assheton Road, Manchester, M40 1NJ
16 Ashfield Drive, Manchester, M40 1WJ
30 Ashfield Drive, Manchester, M40 1WJ
28 Ashfield Drive, Manchester, M40 1WJ
22 Ashfield Drive, Manchester, M40 1WJ
26 Ashfield Drive, Manchester, M40 1WJ
20 Ashfield Drive, Manchester, M40 1WJ
18 Ashfield Drive, Manchester, M40 1WJ
71 Assheton Road, Manchester, M40 1NJ
24 Ashfield Drive, Manchester, M40 1WJ
78 Assheton Road, Manchester, M40 1WE
76 Assheton Road, Manchester, M40 1WE
74 Assheton Road, Manchester, M40 1WE

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
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA