

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133961/FH/2022

Date registered valid: 23 June 2022

Proposal: Erection of a two-storey side extension, rear roof dormer extension together with single storey rear extension following demolition of existing rear extension and installation of a single storey detached garden building

Address: 22 Anerley Road, Manchester, M20 2DJ

Ward(s): Didsbury East Ward

Applicant: Ms Ned Mardles, 9 Norgate Street, Manchester, M20 2DG

Agent (if any): Mr Dan Newport, Re-form Architects, 14 Athol Road, Manchester, M16 8QN

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

Recommendation: Approve

Date of recommendation: 16 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 22 July 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 5 July 2022 Expired: 26 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: No

Tree Preservation Order: No

Description of area

The application site relates to 22 Anerley Road within the Didsbury East ward of south Manchester. The property relates to a semi-detached, two storey, red brick property with white render on the first floor with large bay windows to the front elevation. Amenity space to the front of the property consists of a paved driveway which extends down the side of the property and amenity space to the rear of the property consists of areas of paved area and a grassed garden, as well as the existing rear and side extension.

Description of development

The submitted application seeks planning permission for the erection of a two-storey side extension, rear roof dormer extension together with single storey rear extension following demolition of existing rear extension and installation of a single storey detached garden building.

The side extension would have approximate dimensions of Length: 8.68 x Width: 3.3 metres at ground floor level and dimensions of Height: 7.67 (at the highest point) x Length: 5.72 x Width: 3.62 metres at first floor level. The side extension would be sited approximately 1.1 metres from the side boundary with no.24 Anerley Road at ground floor level, and 0.8 metres at first floor

level. The side extension would have a roof lower than the host property, by 0.2 metres. The single storey rear extension would have approximate dimensions, at the highest point, of Height: 3.29 x Length: 3.7 x Width: 3.2 metres. The rear dormer would have approximate dimensions, at the largest point, of Height: 2.14 x Length: 3.12 x Width: 6.24 metres. The outbuilding would be positioned within the south eastern corner of the site, sited extremely close to the shared boundary and would have approximate dimensions of Height: 2.5 x Length: 7.66 x Width: 5.93 metres.

The proposal at ground floor level would create a recycling store, shower room, utility and enlarged kitchen/ breakfast room, at first floor level would create a bathroom and a 3rd bedroom and at second floor level would create a new master bedroom, an en-suite and storage area. The outbuilding has been confirmed by the agent as being for an ancillary purpose only and would include a studio and a cloaks room.

At ground floor level, the proposal would involve the insertion of a new door within the side elevation, a corner window and within the kitchen sliding doors around the rear and side elevations. At first floor level, it would involve the insertion of two windows and a Juliet rail. The dormer would involve the insertion of one window. 3 skylights would be inserted in the front roof plane and one skylight would be inserted in the rear roof plane, although they have not been applied for within the description of development. The outbuilding would involve the insertion of 2 doors and a further set of sliding doors.

The rear extension would have a flat roof and planted seedum/green roof space would be positioned on top, the soft landscaping would also be seen within the dormer and on the outbuilding.

Materials to be used would include:

- Reclaimed roof tiles to match existing/ reuse existing where removed
- Black stained timber cladding with lapped articulation for side extension and outbuilding
- Facing brickwork to match existing house type
- Bin store to receive black stained timber cladding with lapped articulation to match house extension
- Planted seedum/green roof space to kitchen extension and studio
- Translucence acid etch effect finish to bathroom window glazing (for bathroom windows)
- Black zinc flashings to dormer/roof files
- Black zinc cladding to dormer rooftop
- Flush finish roof lights
- Frameless glass balustrade to Juliet balcony
- PPC aluminium composite French doors to rear extension
- Black stained timber pergola structure over external terrace
- Black PPC aluminium framed double glazing to kitchen extension and outbuilding
- Reclaimed paving flags

Planning history

097820/FH/2011/S2- Erection of a two storey side extension and a part single part two storey rear extension to form additional living accommodation.
Approved 12 December 2011.

094827/FH/2010/S2- Erection of two storey side and part single part two storey rear extension with Juliet balcony to form additional living accommodation.
Refused 25 July 2011.

F01993- Single-storey extension rear of dwellinghouse to form a conservatory.
Not Proceeded With- 5 April 1975.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

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.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

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 a two-storey side extension, rear roof dormer extension together with single storey rear extension following demolition of existing rear extension and installation of a single storey detached garden building. 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.

Visual/ Residential Amenity

Side extension:

The side extension would be two storey and would be positioned close to the neighbouring property no.24 Anerley Road, sited approximately 1.1 metres from the side boundary at ground floor level and 0.8 metres at first floor level. Although the side extension would be sited close to the shared boundary, considering the existing greenery between the two properties and the position of the neighbouring property within its plot, adequate space would still remain from the proposal to the neighbour's side boundary line. As such, it is not considered that the side extension would create an overbearing feature to the neighbour. As the extension would be set back by 2.7 metres to make room for the bin storage, the proposal is considered to alleviate any negative impacts to the neighbour by having it set back from the area between the properties which does not have any boundary treatment separating the two.

One window would be sited within the first floor on the side elevation that would overlook no.24 Anerley Road. To further increase the privacy for the applicant, the en-suite and the bathroom window within the side elevation of the first floor should 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, 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. In addition, a window seat on the ground floor would be sited along the side elevation facing no.24 Anerley Road. As this is at ground floor, it would not give rise to any overlooking or privacy implications.

No loss of light or overshadowing would occur for no.24 Anerley Road, due to the orientation of the properties.

Rear extension:

The rear extension would wrap into the side extension. The rear extension would be single storey, would have a rearward projection, at the largest point, of approximately 3.7 metres and would be sited 2.81 metres from no.20 Anerley Road. Since the rear extension has been sited considerable distance from the immediate neighbour no.20, it is considered to be sympathetic to the neighbour. As it is single storey and is only 3.7 metres in length, it would not create an overbearing feature. Sliding doors are to be inserted within the side elevation facing the neighbour, however as this is only single storey, no overlooking or privacy implications would occur. The neighbour may experience some loss of light or overshadowing, but as the proposal is single storey, any impact would be minimal. In addition, the neighbour is used to a level of built form in the rear from the applicant's current rear extension.

Rear dormer:

As the rear dormer would not include the insertion of windows to the side elevation, the dormer would not give rise to any privacy or overlooking implications to those properties either side of the applicant property. However, those properties to the rear may experience some overlooking, however it is to be reminded that this element of the proposal could be done under Permitted Development, or a similar view into those properties to the rear could be obtained from the first floor levels within the host property. The proposal would not give rise to overshadowing or loss of light implications.

The ridge height of the dormer is no higher than the existing and the dormer does not project further than the roof plane. It is considered to be an acceptable addition to the roof of the property. As such, the dormer is not considered to be a detrimental and overpowering feature and would not be visible from the streetscene.

Outbuilding:

The outbuilding would be sited against the shared boundary with no.24 Anerley Road. As the outbuilding would have an approximate height of 2.5 metres it should not create an overbearing feature along the boundary. In addition, seedum/ a green roof space would be positioned on top of the flat outbuilding and would create additional soft landscaping against the boundary to reduce the amount of built form. A set of doors and a window are to be inserted in the side elevation of the extension, but as they look into the applicant's garden, it should not give rise to any overlooking or privacy implications. No loss of light or overshadowing implications would occur. The outbuilding would be positioned substantial distance from neighbour no.20 Anerley Road to create any adverse visual/residential implications.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity.

Design and Appearance

The materials to be used for the proposal have been listed previously within the report. Although the use of the black cladding for the side extension and dormer would be different to the host property which is made of red brick with white render at the first floor, black trim is found between the white render and brick detailing on the first floor. As such, the materials used in this proposal appear to take inspiration from the black and is therefore considered to be acceptable in this case. It is hoped that the black would create a contemporary feel to the proposal and would relate well to those properties to the rear of the applicant's property which also have black Tudor style details to the rear. A materials condition to that effect would be attached to any consent granted.

Side extension:

Despite being two storey and being cantilevered at the first floor level, the side extension is not considered excessively bulky or large, pursuant to Policy DC1.2. The recycling store allows the extension to be set back from the primary building line, keeping a sense of openness and space to the immediate neighbour. As such, it is considered acceptable. A number of two storey side extensions are evident within the streetscene of Anerley Road. In addition, the roof of the property is lowered to create a sense of subservience, pursuant to Policy DC1.4 of the UDP.

Rear extension:

Although the 3.7 metres rear single storey extension adjoining the boundary exceeds the rearward projection of 3.65 metres as stated within Policy DC1.3 of the UDP, this is minimal and Permitted Development rights using the Larger Homes Extension Route can allow extensions up to 6-8 metres. As such, the rearward projection is considered a compromise between the two routes for approval and is therefore acceptable. In addition, as the rear extension is to be set

away from the shared boundary with no.20 Anerley Road, it is considered sympathetic to the neighbour.

Rear dormer:

The dormer respects the shape of the existing property and respects the relationship with the neighbouring property at the side. It is considered acceptable. The proposed dormer would be sited and designed to ensure that it is subservient to the original dwellinghouse and is not excessively large or bulky. This is pursuant to Policy DC1 within the UDP. A similar rear roof dormer could have been obtained through the route of Permitted Development.

Outbuilding:

It is acknowledged that the outbuilding viewed in conjunction with the proposal to the host property, is considered large. However, it is to be noted that a similar outbuilding could have been erected using the route of Permitted Development. The agent confirmed via email on 1 August 2022 that the outbuilding would be used for ancillary purposes only. The use of the seedum/ green roof space should also minimise the impact of the outbuilding.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

Bins would be stored within the bin storage created.

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. It is acknowledged that the proposal appears large in scale, but it is to be noted that the outbuilding and rear roof dormer could have been obtained through the route of Permitted Development and a similar rear extension is sited at the property as existing.

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 23 June 2022.
- Drawing- Proposed- Ground Floor Plan and Elevations, numbered 010 REV B, stamped as received by the City Council as Local Planning Authority on 1 June 2022.
- Drawing- Proposed- First Floor Plans and Elevations, numbered 001 REV B, stamped as received by the City Council as Local Planning Authority on 1 June 2022.
- Drawing- Proposed- Second Floor Plans and Elevations, numbered 012 REV C, stamped as received by the City Council as Local Planning Authority on 23 June 2022.
- Drawing- Location Plan- Site & Location Plan, numbered 001, stamped as received by the City Council as Local Planning Authority on 1 June 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 bathroom window as shown on the approved 'First Floor Plans and Elevations, numbered 001 REV B', stamped as received by the City Council as Local Planning Authority on 1 June 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 to be used throughout the proposal hereby permitted shall be implemented in accordance with the approved details as set out in the Application Form and within the Proposed Floor Plans and Elevational Drawings specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

6) The detached outbuilding hereby approved shall only be used as ancillary accommodation in connection with the existing residential property 22 Anerley Road and for no other purpose.

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

7) The flat roof of the rear extension hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

20 Anerley Road, Manchester, M20 2DJ
Flat 8, Priory Gardens, Clothorn Road, Manchester, M20 6BG
Flat 6, Priory Gardens, Clothorn Road, Manchester, M20 6BG
Flat 3, Priory Gardens, Clothorn Road, Manchester, M20 6BG
Flat 1, Priory Gardens, Clothorn Road, Manchester, M20 6BG
Priory Gardens, Clothorn Road, Manchester, M20 6BG
9 Anerley Road, Manchester, M20 2DJ
24 Anerley Road, Manchester, M20 2DJ
11 Anerley Road, Manchester, M20 2DJ
Flat 7, Priory Gardens, Clothorn Road, Manchester, M20 6BG
Flat 5, Priory Gardens, Clothorn Road, Manchester, M20 6BG
Flat 4, Priory Gardens, Clothorn Road, Manchester, M20 6BG
Flat 2, Priory Gardens, Clothorn Road, Manchester, M20 6BG

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) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH