

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133007/FH/2022

Date registered valid: 3 March 2022

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

Address: 22 Bolesworth Close, Manchester, M21 9BE

Ward(s): Chorlton Ward

Applicant: Mr Dave Barrow, 22 Bolesworth Close, Manchester, M21 9BE

Agent (if any): Mr Anil Mistry, Bricks and Pieces Ltd Suite, 301 Broadstone Mill, Broadstone Road, Stockport, SK5 7DL

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

Recommendation: Approve

Date of recommendation: 22 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 28 March 2022

Standard consultations:

Printed: 23 March 2022 Expired: 13 April 2022

Neighbour notifications

Printed: 20 May 2022 Expired: 27 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

Description of area

The application site relates to 22 Bolesworth Close within the Chorlton ward of south Manchester. The property is a two storey, semi-detached, red brick property sitting at the bottom of Bolesworth Close and is set back 7.37 metres from the front building line of the neighbouring property no.22 Bolesworth Close. Amenity space to the front consists of a double tandem driveway and a small garden. Amenity space to the rear consists of a garden and a patio area.

Description of development

The submitted application seeks planning permission for the erection of a single storey side extension and single storey front extension to form additional living accommodation.

The single storey side extension would have approximate dimensions of Height: 2.63 (to the eaves)/ 4.64 (at the highest point) x Length: 8.04 x Width: 2.43 metres and the single storey front extension would have approximate dimensions of Height: 2.28 (to the eaves)/ 4.64 (at the highest point) x Length: 1.72 x Width: 4.4 metres. The single storey side extension would create a utility, W/C and playroom and the front extension would create a new entrance and a store. The proposal would involve the insertion of a door and a store door within the front elevation and a window within the side elevation of the store. Within the side extension, the proposal would involve the insertion of 2 windows within the side elevation, a door within the rear

elevation and 2 skylights within the rear roof plane. Materials to be used would match the existing.

Plans have been amended following concerns with the original proposal submitted- for a two storey side extension and single storey front extension. The two storey component of the design was considered too bulky and would have an overbearing impact to the neighbouring property. As such, the amended proposal is considered to be more sympathetic to the relationship with the neighbouring property. To reduce any neighbourly impacts in terms of overlooking, the amount of windows within the side elevation have been amended.

Planning history

021743- Erection of 34 semi-detached houses.
Approved 10 October 1984.

F15689- Housing development comprising 34 dwellings.
Approved 6 April 1983.

Consultations & Notification Responses

Local residents

Local residents were consulted and one objection was received raising the following: Since no.22 is set back by a number of metres from no.20 Bolesworth Close, then the originally submitted 2 storey side extension would create an overbearing feature to the neighbour with potential negative loss of light implications.

A revised scheme was submitted with a renotification, and no further comments were raised by the objector.

Environmental Health

Environmental Health were consulted and asked that the following condition was placed on any approval granted.

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.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

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).

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 single storey side extension and single storey front extension to form additional living accommodation. 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 single storey extension would be sited extremely close with the shared boundary with no.22 Bolesworth Close, and at the furthest point would be located 0.48 metres away. As the applicant property is set by 7.37 metres from the front building line of the neighbouring property no.22 Bolesworth Close, the neighbouring property would experience (at the most) 5.8 metres of additional built form. Although the neighbours would experience additional built form, as the proposal has been amended to being a single storey, any adverse visual/residential impacts would be reduced. The two windows within the side elevation of the extension would look onto the neighbouring property/ garden. However, as the proposal is single storey and there is a high fence between the two properties, it should not give rise to any overlooking or privacy implications. To increase the privacy for the applicant and the neighbours, both the windows within the side elevation 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. Due to the orientation of the property, the neighbour would not experience any overshadowing or loss of light implications.

Front extension:

The front extension would create a new entrance at the property and a new external store. Due to the positioning of no.20 being set forward from the applicant property, no issues would occur in terms of visual/ residential amenity. No.24 may experience some additional built form in their front amenity space as the front extension would extend 1.72 metres beyond the primary building line, however this would be sited approximately 3 metres from the shared boundary with no.24 and as such any impacts would be minimal. One window would be inserted in the side elevation of the new porch but would not give rise to any overlooking or privacy implications, as the front porch is not habitable.

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

Design and Appearance

Side extension:

The side extension is not considered excessively bulky or large, pursuant to Policy DC1.2. Any impacts have been minimised by amending the design from a two storey to single storey. A similar side extension could be erected through the route of Permitted Development.

Front extension:

Similar front porches and stores are evident within the immediate streetscene and as such, this type of development would not be out of character with the surrounding area. It is not excessively large or bulky, pursuant to Policy DC1.2 of the UDP.

The proposed extension has been designed sympathetically to relate to the existing property. All the materials would match the existing property and a materials condition to that effect would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping with the character of the existing house and would not adversely affect the appearance of the existing dwelling. 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

Adequate off street car parking would be retained as a result of the proposal.

Bin storage

At the time of the site visit, bins were stored within the side amenity space and would be affected by the proposal. It is assumed that the bins could be stored within the store as part of the front extension.

Environmental Health

Although Environmental Health asked that a demolition/ construction hours condition is placed on any approval, this is considered onerous for the scheme and would not be included in any planning consent.

Neighbour objection

The amended design in the scheme, reducing the double storey side to the single storey side mitigates and minimises the potential adverse implications stated within the neighbour objection.

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 22 February 2022.
-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 22 February 2022.
-Drawing- Proposed- Plans and Elevations, stamped as received by the City Council as Local Planning Authority on 22 June 2022.
-Drawing- Proposed- External Views, stamped as received by the City Council as Local Planning Authority on 22 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 two windows within the side elevation of the side extension as shown on the approved 'Proposed- Plans and Elevations', stamped as received by the City Council as Local Planning Authority on 22 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 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

17 Whitehead Road, Manchester, M21 9HA
20 Bolesworth Close, Manchester, M21 9BE
31 Bolesworth Close, Manchester, M21 9BE
29 Bolesworth Close, Manchester, M21 9BE
24 Bolesworth Close, Manchester, M21 9BE
21 Hackness Road, Manchester, M21 9HB
19 Hackness Road, Manchester, M21 9HB
21 Whitehead Road, Manchester, M21 9HA
19 Whitehead Road, Manchester, M21 9HA

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH