

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133996/FH/2022

Date registered valid: 8 June 2022

Proposal: Erection of a single storey side and rear wraparound extension to create additional living accommodation.

Address: 92 Longley Lane, Manchester, M22 4JF

Ward(s): Northenden Ward

Applicant: Mr Luke Roddy 92 Longley Lane, Manchester, M22 4JF

Agent (if any): Mrs Sharon Thomas 43 Hollies Road, Halewood, Liverpool, L26 0TE

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 August 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 29.07.2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 June 2022 Expired: 1 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

The property that is the subject of this householder planning application is a red brick 2 storey semi-detached dwellinghouse. It has a bay window to the ground and first floor and a stepped recessed porch to the entrance. There is a bowed hanging tiled panel between the bays, and a black and white timber feature to the apex on the front elevation. There is a small walled garden to the frontage with double vehicular gates. These lead to a paved area alongside the property which provides parking for cars off road. This leads to a free standing garage at the far end of the flagged area. The boundary treatment along the common boundaries are timber panel. There is currently a single storey outrigger on the rear of the property. This together with the free standing garage would be demolished to facilitate the extension.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of properties of a similar age and footprint to the proposal site on the same side as the proposal property. The properties on the opposite side of Longley Lane are Victorian style villa properties. To the rear of the site lies Wythenshawe cricket and football club. The proposal site is close to Northenden District Centre which provides for local services and retail offer.

Description of development

The proposal is for the erection of a single storey wraparound extension with a hipped roof. It would be 2.5 m wide on the frontage, retaining 1m to the common boundary with number 90 ** Longley Lane. The accommodation achieved by the extension on the side is a garage/ store, WC and utility room and part of the open plan kitchen /diner. The extension projects rearward by 3m and is set in slightly off the common boundary with number 96** Longley Lane. It has a

mono-pitch roof at this point, with the remainder of the roof design being a hipped roof. There are three Velux style windows proposed on the rear roof slope and one in the side. With bifold doors and 2 full height windows on the rear. The additional accommodation created will be the remainder of the open plan kitchen/ diner. The materials to be used would match those of the host property.

Consultations & Notification Responses

Local Residents were informed- no representations have been received.

Issues

Policy

Relevant policy to this application is contained in the NPPF (2021) and Core Strategy policies DM1 and SP1.

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.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Core Strategy policy DM1 indicates 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.

- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Core Strategy policy SP1 states that the key spatial principles which will guide the strategic development of Manchester to 2027 include: the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

Development in all parts of the City should make a positive contribution to neighbourhoods of choice including: 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 or income; protect and enhance the built and natural environment.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

Unitary Development Plan

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 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

Policy DC1.2 states extensions will be allowed subject to:

- 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 the original buildings)
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Issues

The principle of extending a residential property in an established residential area is considered acceptable. Many householders prefer to extend the existing property to meet changing household needs rather than move to new accommodation. This is subject to further consideration of the impacts of proposals on residential amenity and the character of the area.

Residential Amenity - The proposal is for a wrap- around extension and it runs from the front of the property returning along the rear. It would project sideways from the existing side wall by 2.5m. The rearward projection is 3m and accords with policy DC1 (3.65 metres). The existing outrigger and the free- standing garage currently have a much greater projection along the

common boundary with number 94 Longley Lane. There are no windows on the boundary with number 90 Longley Lane, and 2 doors on the side elevation facing the boundary with number 94 Longley Lane. Bi fold windows in the rear elevation face and open out onto the applicants own rear garden. Additional natural lighting is provided by 4 Velux windows.

To ensure that privacy is maintained whatever the dividing boundary, a condition would be attached to any consent granted requiring any glazed elements of the 2 doors serving the utility room and garage to be obscurely glazed. Given the gap retained to the boundary, and the single storey nature of the proposed extension, it is not considered that the impacts of the extension in this location in this instance would be so significant as to warrant refusal of the proposals.

Both 84 and 90 have single storey extensions on the side of their properties, which both come up to the front elevation, and both also have the free- standing units. As such the extension proposed has no greater impact than the existing situation when viewed in the context of the neighbouring properties.

Character of the Area - Given the location, the proposal would be seen from within the street scene, however with the matching of materials and the subservient design of the extension this will also assist in the proposals being able to be assimilated into the area successfully. As stated above, the immediate neighbouring properties have had the benefit of similar extensions, and number 96 has a two -storey extension, so development of this type is not alien within the street scene. It is not considered that the proposal would give rise to unacceptable impacts on either the property itself, or the character of the area within which it is located.

Refuse- Bins could continue to be stored at the rear of the property.

Car Parking- is not affected.

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 applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with both local and national policies, and appropriate conditions have been attached.

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:

Location Plan- received 8th June 2022

002- Proposed Site Plan received 8th June 2022

003- Proposed Plans and Elevations received 8th 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 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, including the mortar and patching in.

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 and policy DM1 of the Manchester Core Strategy, and the requirements of the National Planning Policy Framework.

4) Before first occupation any glazing in the doors on the side (eastern) elevation serving the garage and utility room 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 residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) 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 plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

69 Longley Lane, Manchester, M22 4HT
94 Longley Lane, Manchester, M22 4JF
90 Longley Lane, Manchester, M22 4JF
78 Longley Lane, Manchester, M22 4JF
67 Longley Lane, Manchester, M22 4JD

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 45M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH