

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133846/FH/2022

Date registered valid: 17 May 2022

Proposal: Erection of part single, part two storey rear extension to form additional living accommodation

Address: 20 Rowood Avenue, Manchester, M8 0RF

Ward(s): Cheetham Ward

Applicant: Mrs A Uzma Rasool, 20 Rowood Avenue, Manchester, M8 0RF

Agent (if any): M Farooq Building Design Services Via Email

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

Recommendation: Approve

Date of recommendation: **11 July 2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 May 2022

Standard consultations:

Printed: 25 May 2022 Expired: 15 June 2022

Neighbour notifications

Printed: 25 May 2022 Expired: 15 June 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 20 Rowood Avenue within the Cheetham ward of north Manchester. The property is a two storey, red brick, semi-detached dwelling. Amenity space to the front of the property consists of hardstanding and metal gates along the front boundary which give access to a driveway which extends the length of the property with a garage located at the end. Amenity space to the rear at the time of the site visit comprised of an overgrown garden.

The remainder of the area is predominately residential in nature and the majority of houses in the surrounding area are of similar size and design.

Description of development

The submitted application seeks planning permission for the erection of part single, part two storey rear extension to form additional living accommodation. The proposal would have approximate dimensions of Length: 3.6 x Width: 6.23 metres and the first floor element of the extension would be sited approximately 1.37 metres from the shared boundary with no.18 Rowood Avenue. The part single storey extension would have an approximate height of 2.72 (at

the eaves)/ 3.85 metres (at the highest point) and the part two storey extension would have an approximate height of 5.25 (to the eaves)/ 7 metres (at the highest point).

The proposal would create a kitchen at ground floor level and a bedroom and en-suite at first floor level. The proposal would involve the insertion at ground floor level of a window and set of doors within the rear elevation and a door within the side elevation, and the proposal at first floor level would involve the insertion of a window within the rear elevation and a window within the side elevation. Materials to be used to match existing include brick and blockwork, uPVC windows and doors although the roof would be made with tiles, instead of the slates within the existing.

Planning history

No planning history exists for the site, although the approval for the following site is considered relevant to consideration:

132094/FH/2021- Erection of a two storey rear extension to form additional living accommodation.

Approved 10 January 2022.

Consultations & Notification Responses

Local residents

Local residents were consulted and no responses were received.

Environmental Health

Environmental Health provided the following comments. Due to the close proximity of the Metrolink line (approx. 40m) and there looks to be a 2nd floor room (likely bedroom) over looking the lines, I recommend the following condition:

NSE4(a)

Residential sound insulation

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Metrolink line shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB

L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been

met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

Metrolink

Metrolink had no comments to make in respect of this application.

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 part single, part two storey rear extension to form additional living accommodation. It is considered acceptable in principle as many people prefer to alter and extend homes, rather than move, to meet the changing residential needs. 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

The proposal would be sited against the shared boundary with no.18 Rowood Avenue at ground floor and would be set in from the shared boundary by 1.37 metres at first floor level. The

extension would extend along the shared boundary by 3.6 metres at both levels. As the extension will align with the length of that approved for no.18 Rowood Avenue (132094/FH/2021), both properties as a result of this proposal would have the same rear building line. In addition, the proposal would not give rise to any overlooking or overshadowing implications, and since there are no windows within the side elevation facing no.18, no overlooking or privacy implications would occur. The set in at first floor level, as has been achieved for the development at no.18 (132094/FH/2021), would ease the impact felt against the shared boundary and minimise the creation of an overbearing feature for the neighbouring property.

No.22 Rowood Avenue is the other immediate neighbour to be impacted by the proposal. The extension would be sited 2.31 metres from the shared boundary. Due to the positioning of the applicant's detached garage, the garage would be sited in between the proposal and no.22 Rowood Avenue. In addition, no.22 Rowood Avenue has a detached garage which is positioned against the boundary. As such, this should minimise some impact from the proposal and would not create an overbearing feature. Due to the orientation of the street, the scheme would not give rise to any overshadowing or loss of light implications. One window is to be inserted within the side elevation facing onto the side amenity space of no.22 Rowood Avenue. To further increase the privacy for the applicant and the neighbour, the window 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. As such, no negative impacts in terms of overlooking or privacy should occur for this neighbour.

As the rear of the property looks onto Metrolink land, no residential properties would be impacted by the proposal.

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

Design and Appearance

The rear extension would have a rearward projection of 3.6 metres at ground floor and first floor level and as such would be pursuant to Policy DC1.3 which states that rearward projections should not exceed 3.65 metres. As such, the extension is not considered excessively large or bulky. The proposal replicates and flips the design approved for 132094/FH/2021 and is therefore considered to be sympathetic to the style of extensions within the immediate area.

The proposed extension has been designed sympathetically to relate to the existing property. Materials to be used to match existing include brick and blockwork, uPVC windows and doors although the roof would be made with tiles, instead of the slates used for the host property. 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.

Acoustic pre-commencement condition

The pre-commencement acoustic condition was not considered to be appropriate in this instance.

Car parking

Car parking provision would be unaffected by the proposal.

Bin storage

At the time of the site visit, bins were stored within the front and side amenity space and would be unaffected by the proposal.

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, stamped as received by the City Council as Local Planning Authority on 17 May 2022.
- Drawing- Proposed- Elevations, stamped as received by the City Council as Local Planning Authority on 17 May 2022.
- Drawing- Proposed- Floor Plans, stamped as received by the City Council as Local Planning Authority on 17 May 2022.
- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 17 May 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 en-suite window on the side elevation of the extension as shown on the approved 'Proposed- Floor Plans', stamped as received by the City Council as Local Planning Authority on 17 May 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 on the external surfaces of the proposal hereby permitted shall be implemented in accordance with the approved details as set out within the application form 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.

Appendix 1 – List of consultees & neighbours notified

Metrolink

22 Rowood Avenue, Manchester, M8 0RF

18 Rowood Avenue, Manchester, M8 0RF

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

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Historic Landfill Site 250m Buffer -

Area Team Boundary - Name: NORTH