

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132926/FH/2022

Date registered valid: 14 February 2022

Proposal: Erection of a two storey front and part single, part two storey rear extension together with conversion of existing flat roof to hipped roof to form additional living accommodation

Address: 39 New Forest Road, Manchester, M23 9JT

Ward(s): Brooklands Ward

Applicant: Angela Ly, 39 New Forest Road, Manchester, M23 9JT

Agent (if any): Mr Tristan Bund, Arkiplan Architectural Ltd, Lytchett House, 13 Freeland Park, Wareham Road, Poole, BH16 6FA

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 13 June 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5th April 2022

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 30 May 2022 Expired: 6 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: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey detached C3 dwellinghouse of brick with a pantile roof featuring a front facing gable and a historic flat roofed side projection with an integral garage at ground floor. The property sits within a large plot including a wide driveway and garden to the front and a large garden to the rear.

Description of area

New Forest Road is a residential road which runs parallel to Brooklands Road within the ward of the same name, close to the boundary with Trafford. The area mainly consists of large detached family dwellinghouses with generous gardens.

Description of development

The applicant is seeking permission to build a two storey front/side extension and part single, part two storey rear extension along with a new pitched roof over the historic side element, to provide additional living accommodation, plus elevational alterations including render and timber cladding.

Consultations & Notification Responses

Local residents, as per appendix 1 – A letter of objection and a neutral comment were received in relation to the first notification:

Objection:

- *This proposal would detrimentally cause a substantial loss of light to my property along the entire length of my house, and loss of light and overshadowing at the rear of my property. Therefore further leading to increased need for expensive heating and lighting costs to myself.*
- *The proposal would dominate/exceed the length of my house and therefore appears/is excessive, and increases the extent of the unacceptable overshadowing of my home.*
- *I understand the relative short lifespan of flat roofing, the existing large, 2 storey extension already has reduced natural light from my property, the proposed hip roof would cause a substantial loss of light.*
- *I totally oppose the 1st floor extension proposal, it would generate an overbearing presence. It is too close to my property.*
- *There would be issues with windows on the roof and one on the side of the bedroom. This leads to overlooking, therefore this would be creating privacy issues.*
- *I have 2 upper and 3 lower windows to the side southeast elevation of my house that would significantly suffer loss of light due to overshadowing. My 2 upper windows are bedroom windows.*
- *To the ground floor of my property the rooms that would be affected by loss of light do not have windows on the opposite walls, so any natural light loss would have a significant effect on the quality of my living room space.*
- *The extensions to the property to the left, No.37, has caused significant overshadowing, loss of light, and created reported daily upset to the previous owner. This proposal would cause a further loss of light to my property, so would I have to extend and modify, at great expense and install several rooflights to achieve some improvement of my own home?*
- *The proposed rear extensions, by reason of their projection, scale, and height, would give rise to unacceptable overshadowing at number 41 and would present an overbearing appearance to having a significant detrimental impact on my property. This would also result in a visually intrusive element.*

Following the revised scheme, the re-notification received one comment:

- *I received a letter about the revised plans for 39 New Forest Rd, (on 2.6.22). I can see some slight changes but confused as none of the measurements included are any different to the original plans. Can you check these please? Obviously my concerns are to do with preserving as much natural light to my property, so the impact of the scale of the proposed Northwest elevation.*

(The resident was sent more details regarding changes and measurements and no other comments were received.)

Neutral comment:

- *I feel sure that your highways department will pick this point up anyway, but I would only wish to comment on the impact of the proposal on parking. The application states that there is no impact on parking, when surely the loss of the existing garage and its part conversion into a storage area means that there is one less parking space available on the site. I would have thought that the plans should have shown how the front garden will be amended to show that off street parking remains unaffected. However, as far as I can see, no attempt has been made to cover this point. I do not think that on-street parking is a problem on New Forest Road, but I feel that this point needs to be considered.*

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a part single, part two storey rear extension and two storey front extension to provide additional living space for a family dwellinghouse is acceptable, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The front extension would sit in front of the existing first floor side and entrance and would project 2.4m at ground floor and 1.66m at first floor, with a width of 4.7m. The single storey element would have a maximum height of 3.1m and a setback of 1.27m, whilst the first floor would be set back by 2m from the principal elevation. This would leave a gap of 1.6m to the shared boundary as it would not extend beyond the existing side elevation. The flat roof over the historic first floor side element would be replaced with a hipped roof with a pitch to match existing and a ridge set 0.15m lower than the main ridge. The rear extension would project 4.5m at ground floor and 4m at first floor, with a width of 10.5m. The flat roof single storey aspect would have a maximum height of 3.5m and the first floor aspect would have a double gable with ridges set 0.15m lower than existing. The first floor would be sited 0.73m from the boundary shared with No.41 and 1.6m from No.37. The depth of the rear exceeds policy DC1 (less than 3.65m) however this is deemed acceptable considering it only exceeds the Permitted Development limit for detached houses by 0.5m and similar has been granted permission and built at No.37, where the gaps between properties is smaller. The extensions are considered subservient to the main house and sited and scaled appropriately, pursuant to policies DC1, DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including brickwork, roof tiles and uPVC windows/doors, plus elements of charred timber cladding and off-white render. To the front the ground floor extension would feature render surrounding the new garage door, whilst the first floor would feature vertical timber cladding. The side elevation facing No.41 would remain largely as existing, with the addition of a small window and door at ground floor and rooflight in the new hip. The new roof would arguably be an improvement on the historic flat design and will be more in-keeping with the street scene. The rear elevation would feature a dual gable design with render and a flat green roof at ground floor and the timber cladding at first floor, along with large areas of glazing. The first floor rear, on the north-west corner, would feature a projecting square bay, with obscure glazing to the side. The rear extension would not be readily visible from New Forest Road due to the siting and narrow gap between properties, hence it would not feature within the street scene, however the front addition would. As it would be setback by 2m, with the porch and garage replicated and a new hipped roof, the front element is considered acceptable. The

materials will be contemporary but high quality and given the detached nature of the street, with many additions and extensions, the character of the area is not considered to be unduly harmed by the proposed works.

Residential amenity – A neutral comment and an objection were received in relation to the original design. They raised the following issues:

- Front extension would lead to loss of off-street parking and put pressure on street parking – The driveway will remain largely unaffected and two cars will still fit, which is more than adequate for a single family dwelling.
- The front extension and new pitched roof to side will overshadow No.41's side windows – The front extension will come approximately flush with No.41 and will leave a gap of 0.73-1.6m along the side. The first floor windows on No.41's side are secondary, with these bedrooms featuring larger front and rear windows in addition to the small side windows, hence this is not deemed an issue.
- The rear extension will overshadow No.41's side and rear windows and garden and form an overbearing feature – No.41 has its own 3.5-4m single storey rear which features 3 bay windows on 2 elevations, therefore the loss of light to one of these on the side will not lead to an unduly dark living room, which will still receive lots of afternoon and evening sunlight given its orientation. The very large gardens at these properties receive sun for many hours, therefore the 4-4.5m rear extension is not considered to cause undue overshadowing of neighbouring properties. In addition, the extension would not come any closer to No.41 than existing.
- The rooflight would cause overlooking – This side-facing rooflight is located over 2.5m above the internal floor level and is unlikely to cause overlooking for that reason. The other first floor side window, in the side of the rear bay, has been conditioned to be obscurely glazed.

Since then, the following amendments have been made:

- Increased the setback for the first floor side extension to 2m
- Reduced first floor rear projection to 4m (including bay window)
- Obscure glazing added for the north side of the rear bay window
- Additional details of materials to be used, including areas of off-white smooth render and charred timber cladding

Therefore, on balance, the revised proposal is considered acceptable in terms of its impact upon residential amenity, particularly given the scale of the houses and gardens, the orientation, the setback and gaps to boundaries and the similarity to that which was approved and built at No.37 (114688/FH/2016).

Conclusion – The proposal broadly complies with policies DM1, DC1, SP1 and the NPPF and although it received an objection, on balance the revised proposal is not considered to cause undue disamenity to neighbouring occupiers. It is also not thought to significantly harm the visual amenity of the house nor wider area. The proposed development is deemed acceptable and construction may continue in accordance with the following conditions and approved drawings.

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. Issues have arisen during the consideration of this application and the officer negotiated with the applicant/agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings numbered 'D01 Rev 0', 'D03 Rev 0' and 'D04 Rev 0', stamped as received by the City Council as Local Planning Authority on the 18th 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 Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted shall match those specified on the revised drawings, received 18th May 2022, including:

- Brickwork to match existing
- Charred timber cladding
- Smooth off-white render

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Before first occupation the proposed first floor window in the side elevation, facing No.41 New Forest Road, 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.

Appendix 1 – List of consultees & neighbours notified

251 Brooklands Road, Brooklands, Manchester, M23 9HF
249 Brooklands Road, Brooklands, Manchester, M23 9HF
247 Brooklands Road, Brooklands, Manchester, M23 9HF
34 New Forest Road, Manchester, M23 9JU
41 New Forest Road, Manchester, M23 9JT
37 New Forest Road, Manchester, M23 9JT

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 (Less)
Area Team Boundary - Name: SOUTH