

Application Number	Date of Appln	Committee Date	Ward
111493/FH/2016/S1	7th Mar 2016	2nd Jun 2016	Withington Ward

Proposal Erection of single-storey side extension and part single, part two-storey rear extension, and front porch to form additional living accommodation to existing Class C3 Dwelling

Location 8 Arnfield Road, Withington, Manchester, M20 4AX

Applicant

Agent Mr A Gilbert, 403 Parrs Wood Road, Manchester, M20 5WA

Description

This application relates to a two storey interwar style semi detached house located at the junction of Arnfield Road and Ferngate Drive in the Withington area of Manchester. The property has a two storey curved bay on the front elevation, a single storey lean to extension and conservatory at the rear. There are gardens to the front side and rear which are enclosed by a low brick wall with terracotta copings to the road frontages. There is a detached garage at the bottom of the rear garden with access from Ferngate Drive.



The property is located close to the junction of Arnfield Road and Wilmslow Road and there are residential properties either side and to the rear on Arnfield Road and Ferngate Drive. Facing the site across Arnfield Road is Withington Fire Station.

Permission is sought to erect a single storey side extension and a part single part two storey rear extension following the demolition of the existing lean to and conservatory. The side extension would be flush with the front face of the property and extend for the full depth of the existing property and the proposed rear extension.

The extension would project 3.4 metres from the side of the property. The extension would have a hipped roof with two roof lights. There would be habitable room windows in the front and rear elevations and a shower room window in the side elevation.

The proposed part single part two storey rear extension would project 3.6 metres with the ground floor element being the full width of the property. The first floor element would be 3.4 metres wide and be located adjacent to the side elevation of the property. The single storey part of the extension would have a mono pitch roof containing a roof light. The two storey part would have a hipped roof. There would be two sets of French Doors on the ground floor rear elevation and a window in the first floor rear elevation.



A new first floor bathroom window would be inserted into the side elevation of the original dwelling.

The enlarged property would provide a lounge, kitchen/diner, study, utility room and shower room on the ground floor and four bedrooms and a bathroom on the first floor.

In addition it is also proposed to erect a porch on the front entrance. The porch would project 0.95 metres, be 2.4 metres wide, 2.2 metres to the eaves and 3 metres to the highest part of the roof. The roof would be a mono pitch, whilst the walls would be predominantly glazing.

The agent has written in confirming that the property is not in use as a House in Multiple Occupation, nor is it intended to convert it into one.

Consultations

Local ward members

Councillor Rebecca Moore has written in support of local residents. She is particularly concerned that the proposed extensions mirror those at 10 Arnfield Road and that the property will also become a house in multiple occupation.

Local residents

Letters of objection have been received from three addresses. The grounds for objecting are summarised below.

- The proposed development is very similar to that carried out to the student HMO across Fergate Drive and concern is expressed that this too will become a student house.
- The proposed extension will reduce the apparent width of the entrance of Fernagte Drive which is a narrow cul de sac giving it a claustrophobic air.
- The large numbers of students in the area are a constant source of nuisance.
- The rooms in the enlarged property could easily be partitioned off to create more bedrooms.
- The proposed extension would have a detrimental impact on the visual amenity of the area.
- Residents are under the impression that the Council was not allowing extensions to student houses.
- Concern is expressed about the impact on family life if too many properties become student houses.

Policy

Core Strategy

The relevant Core Strategy policy is DM1

Policy DM1 is relevant to this application as it seeks to protect the amenity of an area from the adverse impact of development. The policy states that all development should have regard to the following specific issues:-

- 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.

Unitary Development Plan

The relevant saved Unitary Development Plan policy is DC1.

Policy DC1 is relevant in that it sets down the criteria to be considered in determining applications for residential extensions. The policy 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 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 street-scene;
- e. the effect of the loss of any on-site car parking.

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 the original buildings);
- b. they do not create an 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 street scene by virtue of design, use of materials or constructional 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.

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

In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above. 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.

Article 4

On 8th October 2011 the City Council adopted a direction under Article 4 of the Town and Country Planning (Development management) Order (As amended) which had the effect of removing the permitted change from Class C3 Dwelling to Class C4 Small Houses in Multiple Occupation, that is houses in multiple occupation where there are between 3 and 6 beds.

National Planning Policy Framework

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).

Paragraphs 11, 12, 13 and 14 of the NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan. Paragraph 12 provides: “Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”

The impact of the proposed development on these policies will be discussed in the following sections.

Issues

Principle

Saved Unitary Development Plan policy DC1 established the principle of extending a property to meet the changing circumstances of the occupiers. Given the location of the property, the proposed rearward projection of 3.6 metres and the side extension being single storey it is considered that the proposal would accord with the principles of saved Unitary Development Plan policy DC1.

Scale

The projection of the rear extension is within the limit considered to be acceptable by saved Unitary Development plan policy DC1 and by limiting the first floor to only part of the width of the property the original property remains clearly discernible. Whilst the side extension at 3.4 metres wide is marginally wider than half the width of the original dwelling by being single storey the impact is not considered to be so great as to warrant refusal of the application. On balance it is considered that the cumulative impact of the extensions on the original dwelling is not significant and that they are subservient to the host property and therefore accords with saved Unitary Development Plan policy DC1.

Design

The design of the proposed extensions relate to features of the original dwelling, particularly the use of hipped roofs and the proposed materials for the extensions are to match those of the original dwellinghouse. On balance it is considered that the design of the proposed extensions is acceptable and accords with Core Strategy policy DM1 and saved Unitary Development Plan policy DC1

Visual Amenity

The application site occupies a prominent location at the junction of Arnfield Road and Ferngate drive however, by keeping the side extension to single storey and using a hipped roof the impact of the extension in the street scene is kept to a

minimum. The extensions also replicate the extension to 10 Arnfield Road on the other side of Ferngate Drive which was granted permission in April 2005 (planning reference 074884/FH/2005/S1).

Residents have expressed concern that Ferngate Drive would become claustrophobic if the extension is permitted. However, it is considered that as the side extensions either side of Ferngate Drive would be single storey in nature, the general sense of space and openness would be retained against the backdrop of the existing built forms in the area,

On balance it is considered that the proposed extension would not adversely impact on the street scene and accords with Core Strategy policy DM1 and saved Unitary Development Plan policy DC1.

Residential Amenity

It is considered that given the relationship of the application property with the surrounding area impacts in terms of residential amenity would be confined to 6 Arnfield Road, which is the other half of this pair of semi detached dwellings. The property is due west of the proposed extension and therefore may suffer some limited loss of sunlight early in the morning. However, the rearward projection of the proposed extension is within the guidelines set out in saved Unitary Development Plan policy DC1 and it is not considered that any impact in terms of loss of light would be significant. On balance it is considered that the proposed development would not have a significant impact on the amenity of the occupiers of the adjoining property and therefore accords with Core Strategy Policy DM1 and saved Unitary Development Plan policy DC1.

Houses in Multiple Occupation

Concern has been expressed that the property could become a house in multiple occupation. Residents feel that this potential change is reinforced by the experience with 10 Arnfield Road, the extensions to which mirror those subject of this application. Objectors have indicated that 10 Arnfield Road is in use as a student house. Members should note that the extensions to that property were subject of a planning approval in 2005 prior to the introduction of the Article 4 direction and prior to the introduction of the Core Strategy in 2012 which introduced policies relating to HMO properties.

The agent has confirmed in writing that the property is currently in use as a single family dwelling and that the owner has no intentions of converting it into a house in multiple occupation.

As a consequence of the Article 4 Direction in place across the City planning permission would be required to convert the property into a small house in multiple occupation, that is between 3 and 6 residents, within class C4. Changes of use to houses in multiple occupation with more than 6 residents have always required planning permission as the use does not fall into any specific use class.

It is therefore considered that there are in place sufficient controls in place to prevent the property from becoming a house in multiple occupation without first going through due process or consideration.

Amenity Space

The application site has a large rear garden, 15.25 metres long and 11 metres wide and consequently the amount of private amenity space remaining following the erection of the extensions is considered to be acceptable.

Parking

Currently the off street parking takes place at the bottom of the rear garden on a drive in front of the garage and this is not affected by the proposed development.

Refuse storage

This is not affected by the proposed development.

Conclusion

It is considered that the proposed extensions are subservient to the host property and accord with Core Strategy policy DM1 and saved Unitary Development Plan policy DC1. The proposed development is therefore considered to be acceptable.

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 the right to a fair hearing and to this end the Committee 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 Head 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 approval of the application is proportionate to the wider benefits of approval 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. No significant problems have arisen during the consideration of this application.

Conditions to be attached to the decision

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:

Proposed side and rear extension and porch 8 Arnfield Road Withington, Stamped received on 7th March 2016 Proposed plans and elevations

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, as stated on the submitted drawing and Householder Application Form.

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.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 111493/FH/2016/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

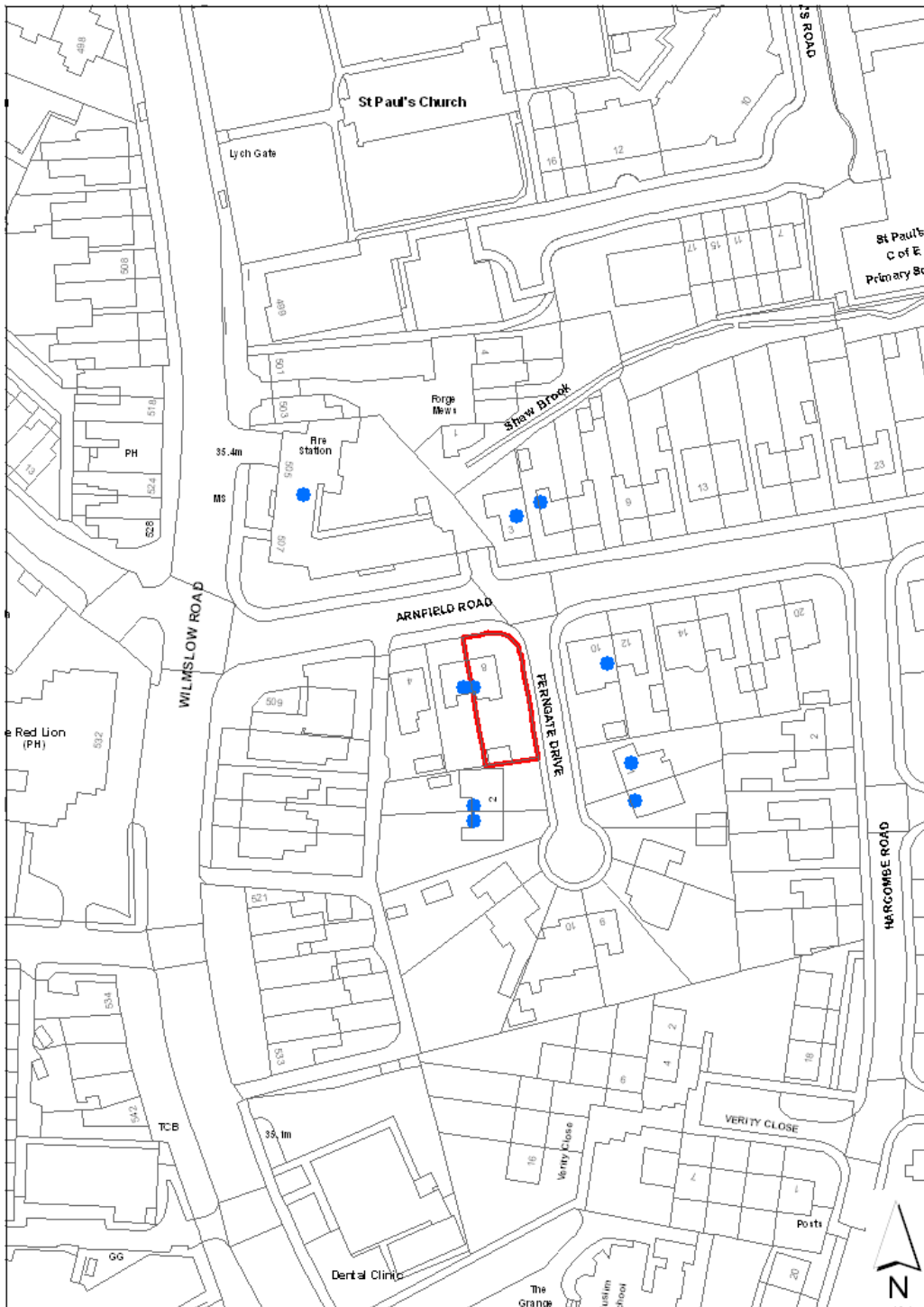
The following residents, businesses and other third parties in the area were consulted/notified on the application:

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Councillor Rebecca Moore
2, 4 and 6 Ferngate Drive,

Relevant Contact Officer : Tracie Simpson
Telephone number : 0161 234 4537
Email : t.simpson@manchester.gov.uk



 Application site boundary  Neighbour notification
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