

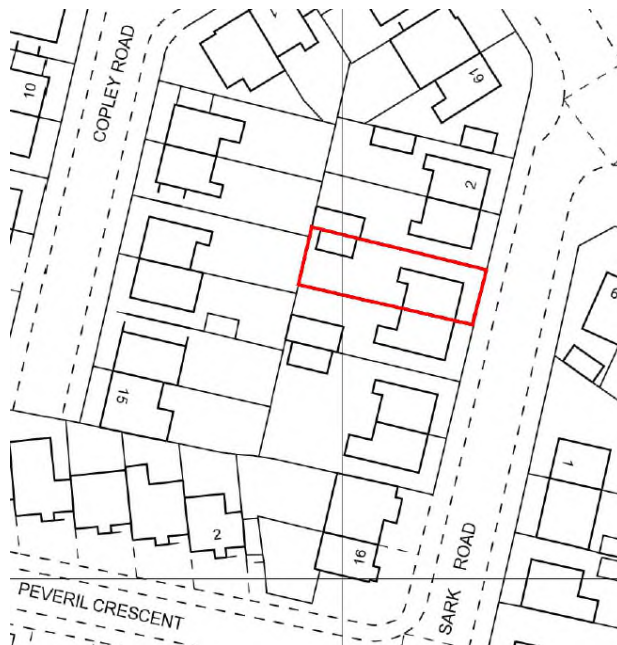
Application Number	Date of Appln	Committee Date	Ward
114991/FH/2017	11th Jan 2017	6 th Apr 2017	Chorlton Ward

Proposal Erection of a single storey side and rear extension to form additional living accommodation.

Location 6 Sark Road, Manchester M21 9NT

Applicant Mr Khan, 237 Heald Place, Manchester M14 5NJ

Agent Ahmed Choudhry, Nada Architects, 169 Kingsway, Burnage, Manchester M19 2ND



Description

The property is a semi-detached dwelling in a residential area with gardens to front and rear.

Planning permission is sought for the erection of a 'wrap-around', single-storey side and rear, mono-pitch extension, to the existing house, to form additional living accommodation, to include one off-street car parking space and bin storage to the front of the property. The external materials of the extension are proposed to be white rendered walls (to match that on the first floor front elevation) in Pure white silicone thin coat render finish, terracotta pantile roof tiles, with white uPVC window frames.

The submitted layout plan is annotated to show the continued provision of one off-street car parking space, together with a bin storage to the front of the proposed extension at the property.

There have been no previous planning applications for this site.

Consultations

Local residents – Occupiers of properties surrounding the application site were notified of the proposal.

A total of nine representations have been received, from five different residents, objecting to the application. A summary of their comments have been provided below;

- The proposed development leaves no room for parking and would therefore have to park on Sark Road, increasing congestion.
- The proposed development blocks access to the rear of the property. This is likely to result in 4 wheelie bins being left at the front of the property which is unsightly. Lack of access to the rear will also cause difficulty for emergency fire services.
- Sark Road is largely semi-detached properties with drives between. The extension is large and will remove the view from the road to the rear and will erode the sense of spaciousness.
- It will block the view from number 4 Sark Road's kitchen window. The houses on Sark Road have windows on the gable end and building close to the boundary will have a deleterious effect on the neighbouring occupants.
- It will remove several viable car parking spaces from the property.
- The design appears to have limited architectural merit and will not bring about any beneficial effects to the diverse street scene.
- The new building should be stepped back by at least 1 metre from the boundary. These changes will visually separate old from new and make it easier on the eye.
- The issue was raised regarding subsidence in the vicinity of the property and concerns as to whether this might impact on the neighbouring property.
- The proposal is contrary to policies relating to house extensions.
- Loss of light to a kitchen window at number 4 Sark Road, which would directly face the proposed extension.
- Overshadowing and overbearing appearance to number 4 Sark Road.
- The applicant does not live in or own the application property and this is contrary to the ethos of policies relating to house extensions allowing people to extend their house.

Ward members – Comments have been received from Councillor Sheila Newman and Councillor John Hacking, objecting to the proposal for the following reasons:

- The side and rear extensions will nearly double the size of the ground floor of the property.

- The proposed side extension will mean there is no access to the rear of the property other than through the house itself.
- The edge of the extension will only be a few centimetres from the boundary of the neighbour property at 4 Sark Road.
- The wall will be near the kitchen window of 4 Sark Road and result in a loss of natural daylight and loss of privacy.
- The impact of the side extension on the street scene will be negative, as it will not be in keeping with other semi-detached properties in the area, this would create a terracing effect and change the character of the street.
- The design of the property will mean, bins will have to be stored at the front of the property.
- The planning application appears to be an overdevelopment of the property, not in keeping with the street scene and that it will have a negative impact on the quality of life of the residents of the neighbouring property.

Policy and issues

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**, however, some policies have been saved and are still considered as part of the planning process. Policy DC1 for Residential Extensions is still considered of relevance and states that in determining planning applications for extensions to residential properties, the Council will have regard to the general character of the property, and the effect upon the amenity of neighbouring occupiers.

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria; 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); they do not create an undue loss of sunlight, daylight or privacy; 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.

DC1.1 - 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.

DC1.2 - 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.

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).

DC1.4 - In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. 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.

As a guide, and without prejudice to the generality of this Policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5ft) between the side wall and the common boundary, and which meet the other requirements of this Policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 - The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

DC1.6 - For the avoidance of doubt, Policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels. **Reasons** - Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, whilst at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not

generally in favour of dealing with this issue by laying down firm rules about home extensions; the Policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy 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. 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.

Policy DM1 - Development Management - Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. 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.

Policy SP1 - Spatial Principles – This Policy refers to the key spatial principles which will guide the strategic development of Manchester to 2027, together with Core

Development Principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. All development should have regard to the character, issues and strategy for each regeneration area as described in the Strategic Regeneration Framework and the Manchester Strategic Plan.

Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria; 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); they do not create an undue loss of sunlight, daylight or privacy; 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.

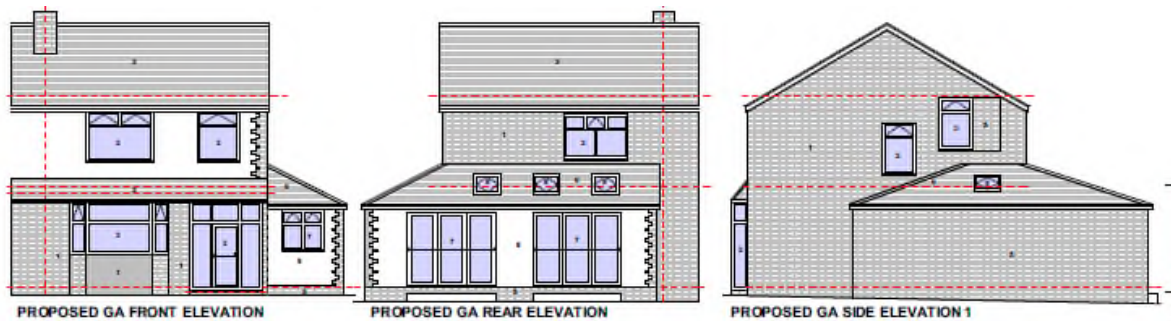
The National Planning Policy Framework (NPPF) - The NPPF was published on the 27 March 2012 and replaces and revokes all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF states that the planning system must contribute to the achievement of sustainable development. These are encapsulated into three categories: economic, social and environmental. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Principle - The proposal is for the erection of a 'wrap-around' single-storey mono-pitch extension, with the provision of one off-street car parking space, together with a bin storage to the front of the proposed extension at the property, which is considered acceptable.

Notwithstanding this, consideration must be given to the proposed developments siting, design, appearance, scale and massing, and to the proposal's impact upon existing levels of residential amenity.

Siting - The applicant is proposing to extend the property to the side and rear, which should not give rise to overlooking or loss of privacy, to the detriment of the amenity that the neighbouring occupants would expect to enjoy. The orientation at the rear of the property is in a north westerly direction, and the garden is approximately 16.00 metres in length, however, on completion of the proposed extension, this would still leave 12.50 metre of garden for amenity space for the residents and accords with Planning Policies SP1, DM1 and DC1. See 'View A and B' below.



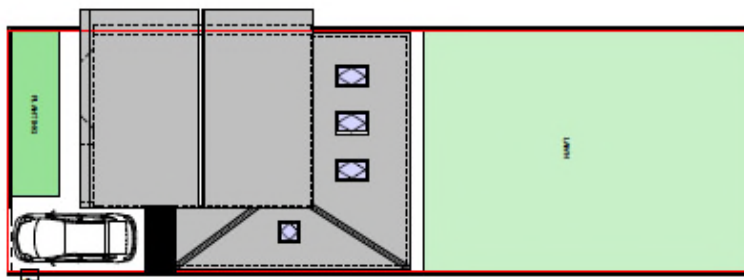
View A

Design and Appearance - The proposed single-storey 'wrap around' extension, would appear in keeping with the character and appearance of the existing property; the street scene of Sark Road; and the wider environment. The design of the proposed extension incorporates appropriate siting, layout, subservient scale and massing, materials, and detail, in accordance with policies DC1 and DM1.

The proposed materials for the extension are to be white rendered walls (to match that on the first floor front elevation), in Pure white silicone thin coat render finish, with brick detailing to the corners to match the existing property, terracotta pantile roof tiles, and white uPVC window frames. The design of the proposal is to match the materials to the first floor front elevation of the property, where it is rendered with brick coins to the corners.

Concerns were raised by neighbours of the proposed design within the street scene as the extension incorporates a hipped roof instead of a gabled end roof. However, considering the design of the roof, this is acceptable as it reduces the overall massing and allows for a set back from the front elevation. It is therefore considered to accord with the principles for residential extensions set out in saved UDP Policy DC1 and DM1 of the Core Strategy.

Scale and Massing – It was noted on the drawings that, after construction, there would be no access to the rear of the property for the storage of the refuse bins. Following discussion with the Agent, a set-back of 3.00 metres from the front elevation was negotiated, in order to provide one off road parking space and for the refuse bin storage area. See 'View A and B'.



View B

The proposed extension would have a width of 2.20 metres on the front elevation and a full depth of 8.40 metres along the boundary with the neighbouring property. It would then wrap around the rear of the property with a full width of 8.30 metres across the rear elevation and set in from the adjoining neighbouring property by 0.20 metre.

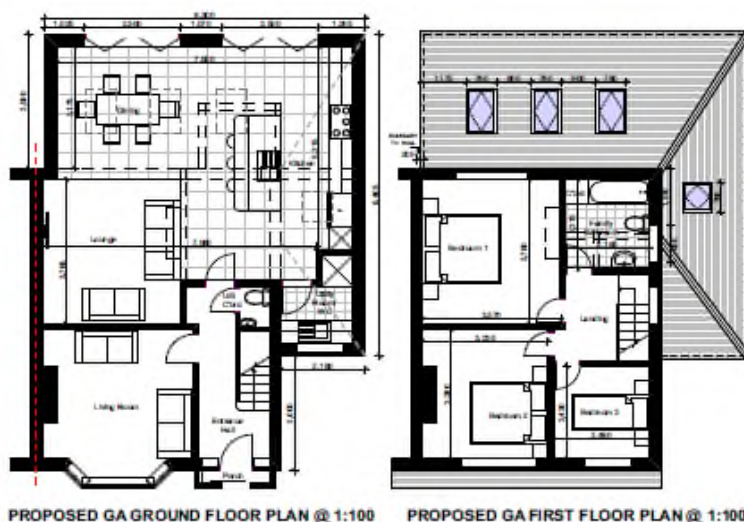
The extension would be fitted with one window on the front elevation to the utility room/WC, in a design to match that of the existing windows on the front elevation and would fit with the street scene.

The rear elevation shows two patio doors with access into the rear garden, and it is not considered that the proposal would create undue loss of amenity to neighbouring occupiers, nor that of the present and future occupiers of the application site, and therefore accords with Planning Policies SP1, DM1 and DC1.

Apart from three roof lights, there are no windows proposed on the side elevation and, therefore, no direct overlooking onto the neighbouring resident.

In order to provide for the future amenity and privacy for the neighbouring property it is recommended that a condition to any approval withdrawing the rights for Permitted Development to install a window on the side wall, directly on the boundary overlooking number 4 Sark Road.

The proposed extension would have a mono-pitched roof with an eaves height of 2.70 metre and a ridge height of 3.90 metres. One roof light would be fitted to the side elevation and three roof lights on the rear elevation. See floor plan on 'View C' below.



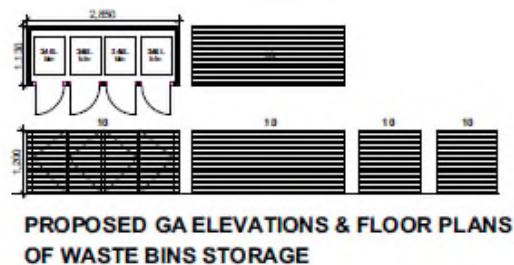
View C

In the interests of addressing any potential future privacy and overlooking issues, pursuant to policies DM1 and DC1, a condition is required to be imposed to ensure any additional doors or windows are not provided in the side elevation adjacent to 6 Sark Road without prior consent.

Comments were raised regarding subsidence issues within the vicinity of the property and concerns as to whether this might impact on the neighbouring properties. The extension would be subject to Building Control approval and any foundations would be designed to take account of the soil conditions.

Refuse Storage - Policy DM 1 requires that the location of the refuse storage and collection to be within the site. Although the proposed development indicates that there would no longer be access to the rear it is, therefore, proposed for the storage of refuse bins to be stored at the front of the extension to the side of the main house. The materials for the bin store are to be constructed in timber, with opening gates to access the bins for collection.

This is considered to be appropriate locations for refuse storage, however to ensure adherence to this arrangement, it is recommended that a condition should be attached. See 'View D' below.



View D

Parking - The amended drawings show one off-street parking space, for a medium sized vehicle, to the front of the property. It is acknowledge that this space is narrow, due to the width of the driveway to the side of the existing house, but it would allow space for a vehicle to be parked off road. The continued provision of one off-street car parking space within the curtilage of the property is considered to be an appropriately provision, within policies DM1 and DC1, which require adequate off road car parking. Although there would be a loss of access it is noted that under Permitted Development rights householders can extend their property to the side, without requiring an application for planning permission.

Privacy – Concerns have been raised regarding the possible overlooking into the neighbouring properties. However, the patio doors overlook the rear garden, facing towards numbers 7 and 9 Copley Road, with a distance between the proposed extension and the rear boundary is approximately 12.50 metres. The distances stated above together with the orientation of the properties should not result in an undue loss of privacy on the neighbouring properties. Furthermore the boundary hedges also helps to mitigate any impact of the development.

Lastly in terms of the pattern of development there are other examples of close relationships to the rear boundary in terms of distance to the existing properties at numbers 10 and 12 Sark Road, where both properties have two storey extensions at the rear.

Residential Amenity - The proposed single storey side and rear extension, by reason of its orientation within the rear garden, should not give rise to undue

overshadowing, overlooking or loss of privacy to the detriment of the amenity that the adjoining occupants could reasonably expect to enjoy.

There would be some impact on number 4 Sark Road due to the proposed side extension being located in very close proximity to the common boundary, and due to the orientation of the property there would be some loss of light. It must also be noted that there is a side window at number 4 Sark Road, which is a window to a kitchen and this would face the extension, being located a distance of 2.50 metres away.

However, the extension is single storey and incorporates a hipped roof which slopes away from the common boundary. As it is considered that the impact on number 4 Sark Road would not be so undue in terms of loss of light or overshadowing appearance so as to warrant a refusal of planning permission.

Conclusion - On the basis of the above, the proposal is considered acceptable in terms of the Manchester's Core Strategy including policies SP1 and DM1 and extant policy DC1 of the Unitary Development Plan and to the general guidance contained within the National Planning Policy Framework.

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 Agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application and these concerns have been addressed in amended drawings. Appropriate conditions have been attached to the end of this report. The application has been determined in a timely manner and in accordance with the guidance contained within saved Policy DC1 'Residential

Extensions' of the Manchester Unitary Development Plan and to Policy DM1 of the Core Strategy and the National Planning Policy Framework.

Reason for recommendation

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:-

- a. Drawing numbered 17-442 (02)001, Revision PL1, dated 05 January 2017, showing the existing and proposed elevations, received by the City Council as Local Planning Authority with the planning application on 02 March 2017.
- b. Drawing numbered 17-442 (01)001, Revision PL2, dated 05 January 2017, showing the existing and proposed floor and roof plans, together with the Waste Bin Storage, received by the City Council as Local Planning Authority with the planning application on 16 February 2017.
- c. Email received from the agent dated 27 March 2017 stating the proposed extension would be 'Pure white silicone thin coat render finish by K-Rend'.

Reason - To ensure 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 be carried out in accordance with the email received from the agent dated 27 March 2017 stating the proposed extension would be 'Pure white silicone thin coat render finish by K-Rend'.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted within the side elevation of the extension adjacent to 4 Sark Road, in accordance with drawings listed above, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the dwellinghouses, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

5. The development hereby approved shall incorporate the bin store as set out on the revised drawing numbered 17-442 (01)001, Revision PL2, dated 05 January 2017, as listed above. The refuse bin store shall be implemented as part of the development and shall remain in perpetuity.

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 of the Unitary Development Plan for the City of Manchester and policy SP1 and 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: 114991/FH/2017 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:

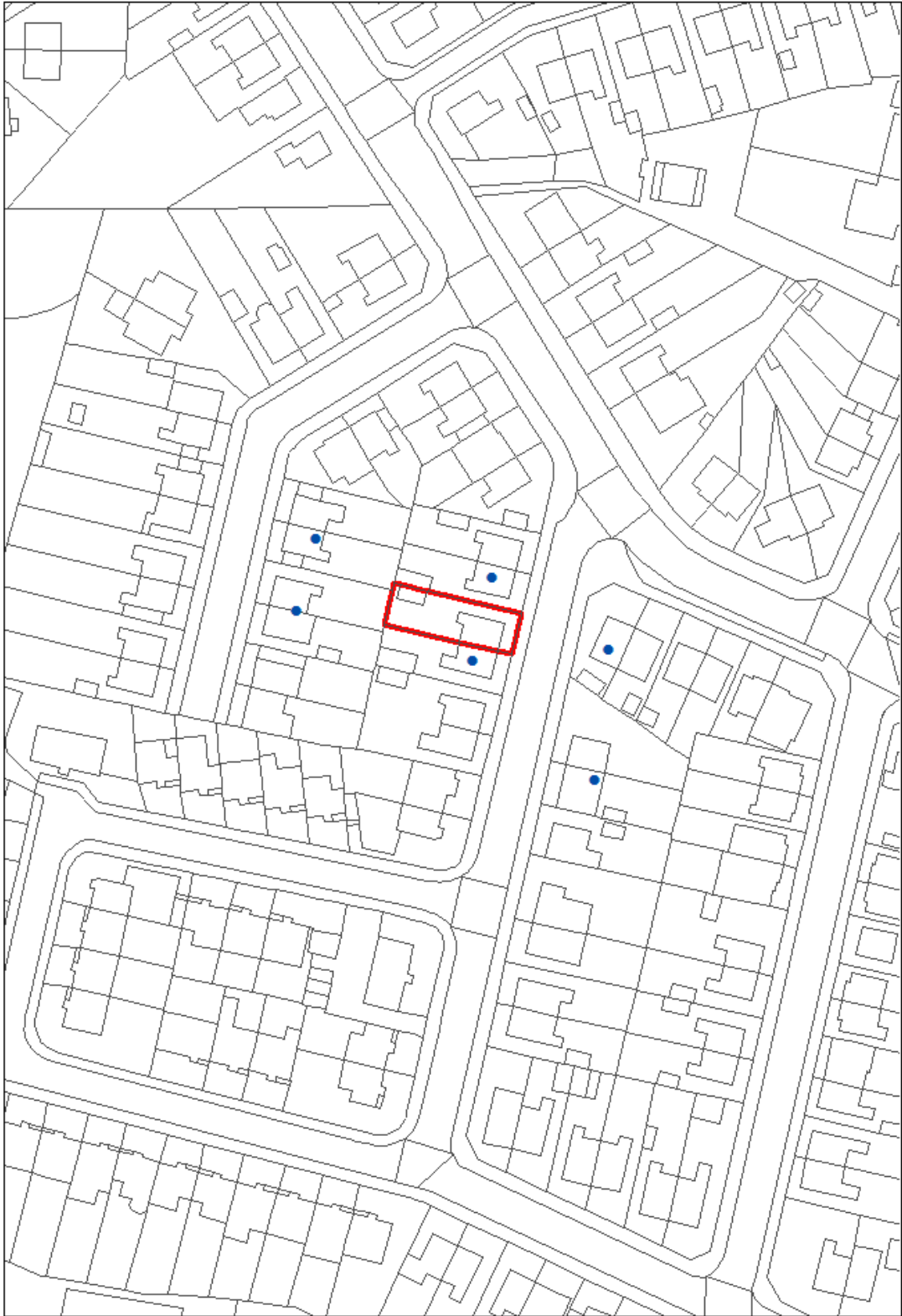
4 Sark Road, Chorlton, Manchester, M21 9NT
8 Sark Road, Chorlton, Manchester, M21 9NT
59 Kensington Road Manchester M21 9WU
7 Copley Road Manchester M21 9WT
9 Copley Road Manchester M21 9WT

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:

Cllr S. Newman
Cllr John Hacking
2 Sark Road, Chorlton, Manchester, M21 9NT
3 Sark road, Manchester, M21 9NT
4 Sark Road, Manchester, M21 9NT
8 Sark Road, Manchester, M21 9NT

Relevant Contact Officer : Sue Iskandar
Telephone number : 0161 234 1610
Email : s.iskandar@manchester.gov.uk



 Application site boundary  Neighbour notification
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