

Application Number	Date of Appln	Committee Date	Ward
114186/FH/2016	17th Oct 2016	1st Jun 2017	Withington Ward

Proposal Erection of first-floor side extension and two-storey front extension to form additional living accommodation

Location 152 School Grove, Manchester, M20 4SD

Applicant Mr & Mrs Mahmood Iqbal , 152 School Grove, Manchester, M20 4SD

Agent Ms Dawn Cooper, DaC Design, 62 Demesne Road, Whalley Range, Manchester, M16 8PJ,

Description

Members are advised that this application is brought before them for resolution as the applicant has appealed to the Planning Inspectorate against the non-determination of the application.

This application relates to a 1930s style semi-detached house on the south side of School Grove. The property is located on a corner plot at the junction with Alan Road.



The property has a modest front garden and a larger rear garden. The property has previously been extended at ground-floor level to the side and at ground-floor and first floor to the rear.

The applicant is proposing to build a two-storey extension to the front of the existing single-storey side extension and to add a first-floor to the existing side extension.

Consultations

Local residents – no comments received

HS2 - HS2 Ltd has no objections in planning terms to the proposed householder development, however attention is drawn to the fact that the application site lies within the Limits of Land subject to the Safeguarding Directions for Phase 2b of HS2 that were formally issued by the Secretary of State for Transport on 15th November 2016.

Following assessment of the application the site is located in the safeguarded area where there is a 'sub-surface' interest for the proposed railway.

Accordingly, in the event that the Council is minded to grant planning permission we would advise that the following standard informative is attached to any decision notice:

“Informative:

The applicant is advised that the application site falls within land that may be required to construct and/or operate Phase 2b of a high speed rail line from Crewe to Manchester and the West Midlands to Leeds, known as High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. As a result the application site may be compulsorily purchased. More information can be found at: <https://www.gov.uk/government/organisations/high-speed-two-limited>.”

Policies

Unitary Development Plan

Saved Policy 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 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.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:

- a) rearward extensions greater than 3.65m (12ft) 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 councils 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 (5 ft) 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.

The 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. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies 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 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

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM1 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:-

- 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 and 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.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

National Planning Policy Framework - Sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that the planning system should perform:

An economic role - contributing to build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;

A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and

An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use

natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Pursuing sustainable developments involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure, and
- widening the choice of high quality homes.

There should be a presumption in favour of sustainable development and plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

Issues

Principle

As the proposal seeks to extend a residential property policy DM1 and saved policy DC1.1-1.6 are applicable.

Consideration has, however, been given as to whether the scale, massing, design and appearance of the extension is acceptable. In addition, consideration has been given to any impact the proposed development may have on the residential and visual amenity of neighbouring occupiers and the residential area in general.

Site History

082014/FH/2007/S1 - Erection of a first floor side and rear extension and ground floor rear extension to form additional living accommodation, this application was withdrawn 3rd July 2007.

083186/FH/2007/S1 - Erection of a part 2 storey, part first floor rear extension and addition of a pitched roof to existing side extension, this application was approved 27th June 2007. This application appears to have been implemented however, this permission showed a pitched roof, whereas the side extension has been built with a flat roof. The ground and first-floor rear extensions have pitched roofs, and appear to have been built as approved.

Scale and Massing and Design

The proposed first-floor side, and two-storey front extensions would sit directly in front of and above the existing single-storey side extension. The proposed front extension would have no set back at ground-floor level, but would have a setback of 0.9 metres at first-floor level.

The existing single-storey side extension is set back from the front of the property by 2.25 metres, and forms a wrap around, side and rear extension at ground floor level. The rear extension has a rearward projection of 2.7 metres. The first-floor element of the rear extension does not extend the full width of the property, and does not project to the side.

The roof of the proposed extension would be set down slightly from the ridge of the main roof, however, given the width of the proposed extension and the close proximity to boundaries, and the cumulative impact of the proposed and existing extensions it is considered that the resultant development would be overly bulky and not subservient to the main house. Therefore, the proposal would be contrary to saved UDP policies DC1.1 and DC1.2 and policies DM1 and SP1 of the Core Strategy.

Visual Amenity

The application property sits on a corner plot and as such is very prominent within the street scene. The existing boundary treatments for the property are a low brick wall with metal railings above and gates to the front, and wooden, bow-top fencing above the brick wall to the side, along Alan Road, affording some views through the property.

The area is characterised by a sense of openness on the corners with no other properties around the junction having two-storey side extensions. If allowed this would erode that character introducing a bulky two-storey extension on the junction.

The proposed extensions would lead to a loss of a sense of space around the property, as the existing side extension is only single-storey with a flat roof and therefore, does not interfere significantly with the building line along Alan Road. However, as the gap to the side boundary is only 0.78 metres at its tightest point; to the rear of the side extension, this would significantly impact on visual amenity and the existing open character. This would obscure the building line and form an overly dominant, incongruous feature within the street scene to the detriment of visual amenity contrary to saved UDP policies DC1.1, DC1.2 and policies DM1 and SP1 of the Core Strategy.

Conclusion

The proposal is considered to be unacceptable in this location in terms of design, scale and massing, and would not be subservient to the main house, would form an overly dominant and incongruous feature within the street scene, to the detriment of neighbouring occupiers. Therefore, the proposal does not comply with policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy and the NPPF.

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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation Minded to Refuse

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Reason for recommendation

1) The cumulative impact of the proposed front and side extensions, together with the existing extensions to the property would result in the extensions no longer being subservient to the original dwellinghouse. The proposal therefore represents an over development of the site to the detriment of the character and visual amenity of the area, and would form a visually obtrusive feature within the street scene to the detriment of neighbouring occupiers. The proposed development is therefore contrary to the provisions of saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

2) The proposed first-floor side and two-storey front extensions by reason of their scale, massing, poor design and their relationship to the original house and the existing extensions would form an unduly visually obtrusive feature to the detriment of visual amenity and character of the area and as such are contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document.

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: 114186/FH/2016 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.

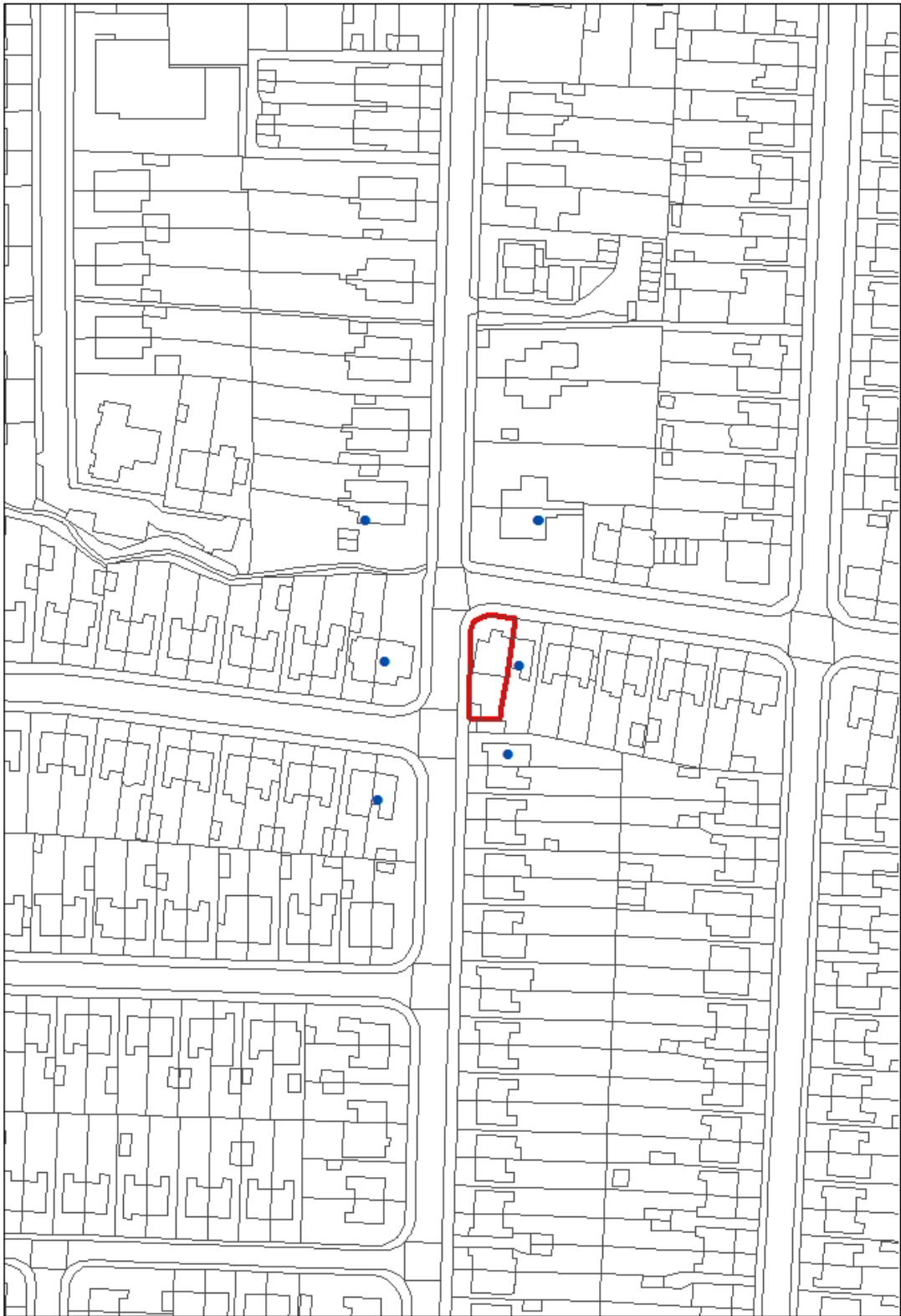
The following residents, businesses and other third parties in the area were consulted/notified on the application:

High Speed Two (HS2) Limited

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:

Relevant Contact Officer :	Melanie Tann
Telephone number :	0161 234 4538
Email :	m.tann@manchester.gov.uk



Application site boundary ● Neighbour notification
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