

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
090465/FH/2009/S1	14th Jul 2009	20th Aug 2009	Withington Ward

**Proposal** Erection of a single storey rear extension to form additional living accommodation

**Location** 14 Fairholme Road, Withington, Manchester, M20 4NT,

**Applicant** Mr D Payne, Unit A, 35A Whitworth Street West, Manchester, M1 5ND

**Agent**

### **Description**

This application is being reported to the Planning and Highways Committee as the applicant is an officer of the City Council.

The application site is a two storey semidetached dwelling house with front and rear garden. At the rear of the house is a single storey outrigger which is characteristic of this type of property and is present along the street scene.

Fairholme Road is a residential street consisting of semi-detached properties similar in style and type to the application site. The street is within walking distance to Withington District Centre where a variety of shops and other services are available.

This application is for the erection of a single storey rear extension to form additional living accommodation. The proposed extension has been amended since it was originally submitted.

### **Consultations**

#### **Local Residents**

No comments received.

#### **Withington Ward Members - Cllr Wheale and Cllr Jones**

Objected to the proposal as originally submitted to the application as they believed it will result in over development of this semi-detached inter-war house. This will result in additional parking problems. Fairholme Road is close to the junction with Parsonage Road which is a busy road. This development will result in increased traffic flow and parking at the site.

They asked that the application be refused.

### **Issues**

#### **The Development Plan**

*North West of England Plan Regional Spatial Strategy (RSS) to 2021*

Outlines the strategic objectives for the North West Region until 2021.

Policy DP1 outlines the key principles which underpins the RSS. Such principles includes:

- Promoting sustainable communities;
- Promote sustainable economic development;
- Manage travel demand, reduce the need to travel and increase accessibility;
- Promote environmental quality. .

*Unitary Development Plan for the City of Manchester (Adopted 1995)*

The application site is unallocated within the Unitary Development Plan for the City of Manchester (1995).

The following policies are therefore applicable in the consideration of the planning application.

Policy H2.2 states that the Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC1, contained within part 2 of the UDP, outlines criteria for the extension and alteration to residential properties.

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 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.

In giving effect to this, DC1.2 states that extensions should not be excessively large or bulky (resulting in structures which are not subservient to the main house, create undue loss of sunlight or privacy nor be out of character with the style of development in the area.

Notwithstanding the above, DC1.3 states that the City Council will not normally approve extension which have a rearward projection greater than 3.65 metres.

Other Policy Documents

*Guide to Development in Manchester (Adopted April 2007)*

Different parts of the City, its neighbourhoods and streets have distinct or individual characters which are a product of the design of their buildings, the nature of the streets, the quality of the landscape or the nature of their activities. Such positive characteristics should be recognised and enhanced by new

development. Each new development should be designed having full regard to its context and the character of the area.

### *Planning Policy Statement One*

PPS1 sets the overarching planning policies on the delivery of sustainable development through the planning system. In terms of design, the document states: -

“Planning Authorities should plan positively for the achievement of high quality design and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”

### Principle

The application site is a residential property. This proposal seeks to extend the property at the rear to form additional living accommodation. Such a proposal is acceptable in principle.

However, matters which require consideration, as part of the assessment of this proposal, are whether the siting, scale, mass, design and appearance of the proposal is acceptable and whether there are any unacceptable harm to surrounding residential amenity. In considering the above matters, specific weight will be given to policy DC1 where necessary.

### Siting

The extension will be situated entirely at the rear of the existing property and will occupy the full width of the rear of the house. The position of the extension appears to be logical place to create additional living accommodation and whilst there will be an encroachment into the garden area, the land to the rear of the house is considered large enough to accommodate the extension and maintain adequate amenity space for the dwelling.

### Scale and mass

The extension is single storey and measures 2.95 metres in height. The extension will occupy the full width of the rear of the house and as now proposed would have a rearward projection (depth) of 3.65 metres, on the common boundary with number 16, which accords with policy DC1.3, and 4.35 metres elsewhere. Whilst this increase in projection does not accord with DC1.3, it is considered to be acceptable as it will not have any impact on the adjacent property, number 12 Fairholme Road, due to sufficient distance between the extension and the boundaries.

The westerly direction of the property will also mean that the extension will not have an overbearing or over shadowing impact on number 16 Fairholme Road, ensuring that they will still benefit from sunlight in the afternoon.

### Design and appearance

The proposed extension will have a rendered finish to the external walls and a flat roof. The design and choice of materials will contrast with the more traditional style of the original house.

It is considered that the flat roof and the choice of material are acceptable, as the extension will be finished to achieve a contemporary look. The incorporation of a parapet roof will also give a sharper finish to the roof detailing.

The final colour for the render has yet to be agreed and should the application be approved, it is recommended that this is a condition of the planning approval to ensure that the right colour is chosen to ensure an appropriate finish.

The proposal is considered to accord with policy DC1.1 of the UDP as the extension will enhance the character and appearance of the rear of the property through this modern addition.

### Residential amenity

As the application site is a semi-detached property the surrounding property that could be said to be most affected by the development is 16 Fairholme Road. The proposed extension will be built immediately adjacent to the party wall boundary between the two properties. This will mean that number 16 Fairholme Road will, to some extent, view the sidewall of the proposed extension.

In determining the harm to number 16 Fairholme Road, policy DC1.1 (b) requires consideration to be given to the effect of such development proposals on their amenity. The single storey height of the building, and the fact that there is no roof to the extension, will fundamentally reduce the overbearing effect of the extension on this property. In addition, in observing of the 3.65 metre rearward projection limit on the shared boundary will also reduce any harm as will the south-westerly orientation of the number 16 meaning that garden their garden should have direct sun light throughout the day.

The adjacent property at number 12 Fairholme Road should not experience any harm from the erection of this extension. Whilst the rearward projection is slightly larger (0.8 metres) on this boundary, the 1.5 metre gap, between the extension and the shared boundary, will reduce any overbearing impact (N.B. there will be an overall gap of 3 metres between the external walls of each property). There is also a high hedge separating the two properties and whilst it is appreciated that this could be removed, the appropriate scale and massing will assist in reducing any harm.

### Other matters

Two of the local ward Members have raised objection to the original proposal on the grounds of over development of the property and impact on existing parking problems in the area and traffic congestion.

It is not considered that the proposal will lead to an over development of the property. The size of extension is consistent with other extension approved by

the City Council for properties of this size and nature. In addition, the rear garden is sufficiently large enough to accommodate the extension.

In terms of parking and impact on traffic in the area, it is not considered that a domestic extension will have any significant impacts. The proposal will not affect the off street parking space and driveway at the property. Furthermore, the application sites position, in the middle of Fairholme Road, means that it is significantly far enough away from the junction with parsonage Road.

**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 Unitary Development Plan, the Head of Planning 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. He 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 subject to conditions**

**The proposal seeks to create a single storey extension at the rear. It will be contemporary in style and is considered expectable in terms of scale, mass and impact on residential amenity.**

**The proposal accords with the Council's UDP in particular policies H2.2 and DC1 and there are no material considerations of sufficient weight to indicate otherwise.**

### **Conditions and/or Reasons**

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings D02 REV B and D03 REV B stamped as received by the City Council, as Local Planning Authority, on the 21<sup>st</sup> July 2009

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2; of the Manchester Unitary Development Plan.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

#### **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: 090465/FH/2009/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:**

31 Alan Road, Manchester, M20 4WG  
12 Fairholme Road, Manchester, M20 4NT  
16 Fairholme Road, Manchester, M20 4NT

**Representations were received from the following third parties:**

**Relevant Contact Officer :** Jennifer Atkinson  
**Telephone number :** 0161 234 4517  
**Email :** j.atkinson@manchester.gov.uk