

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130732/FH/2021
Date registered valid: 14 June 2021
Proposal: Erection of single storey side extension following demolition of existing garage
Address: 22 Belhaven Road, Manchester, M8 4NR
Ward(s): Crumpsall Ward

Applicant: Mr Maqsood Shafi 22 Belhaven Road, Manchester, M8 4NR
Agent (if any): Mr Abdul Hadi Sabawan 70 Sheepfoot Lane, Manchester, M25 0DN
Case officer: Tracie Simpson
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Recommendation: Refuse
Date of recommendation: 9th August 2021



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	27 July 2021
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 25 June 2021 Expired: 16 July 2021
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

The site relates to a two storey semi detached property located at the corner of Belhaven Road and Highclere Road in Crumpsall Ward area of Manchester. Gardens lie to the front and rear with an attached garage to the side and a small rear projection part way across the wall. A porch is positioned on the front of the property together with a glazed canopy. Off road car parking is provided on a front drive. A low brick wall forms the boundary to the front with hedging and timber fencing to the rear.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

The area is predominantly residential in nature.

Description of development

The applicant is seeking consent for the erection of single storey side extension following demolition of existing garage.

Consultations & Notification Responses

Local residents, as per Appendix 1 – no response has been received in respect of this application.

Policy and Issues

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

- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.
- o Policy DC1 for Residential Extensions is still considered of relevance, in particular policy 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.
- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o Policy EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord with the principles of this policy document.

Principle

Policies SP1 and DM1 of the Manchester Core Strategy 2012 (Core Strategy) seek to ensure that new development enhances or creates character, protects and enhances the built environment; and that the design, scale and appearance of the proposed development is appropriate to its context. Policies DC1.1, DC1.2, DC1.3 and DC1.4 of The Unitary Development Plan for the City of Manchester 1995 (UDP) relate specifically to residential extensions and set out a number of criteria against which proposals for extensions will be assessed. Although these latter policies are now of some age, they are consistent with the guidance in the National Planning Policy Framework (NPPF) which seeks a high standard of design in new developments which provides a good standard of amenity of all existing and future occupiers.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

In this instance the principle of the proposal is considered unacceptable and it is believed that there are factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposal is deemed not to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Plans considered

The plans considered as part of this proposal are as follows:

P0001 – 09-.060-21 Rev A

Existing and Proposed Side Elevations - Received 14th June 2021

Existing and Proposed Elevations – Received 14th June 2021
Existing and Proposed Floor Plans – Received 14th June 2021

Residential Amenity

The applicant is seeking to extend the property by erecting single storey side extension following demolition of existing garage. The orientation of the property within the site is situated at an angle to no. 24 Belhaven Road and has two principle elevations forming a step back at the front with the inclusion of a porch bringing the ground floor in line with the main front wall of the house. The City Council raised concerns with the agent/applicant, however a response has not been received and a solution has not been reached.

The applicant proposes to extend the ground floor side following demolition of an existing side garage. The extension would be in line with the front wall of the property extending towards the side boundary with no. 24 Belhaven Road to a width of 6.0 metres almost doubling the footprint of the property. The extension would extend along the side wall measuring 7.4 metres adjoining the existing rear projection forming a wraparound of the property.

Two windows are proposed on the front elevation with a window and double doors on the rear elevation. Given the orientation of the property within the site, together with the height and width of the extension, it is considered that the proposal on the side would provide a prominent feature within the street scene especially as there is a notable building line along Belhaven Road and the proposal would seek to interrupt this line significantly.

Overall, given the orientation of the application site and its relationship to the neighbouring properties, it is considered that the proposal would provide an overbearing structure which would be out of character with the area and lead to the loss of residential amenity currently being enjoyed by the occupiers of adjoining properties. The proposal is therefore considered would conflict with policies as set out in the Core Strategy for the City of Manchester Core Strategy Policy DM1 and SP1 and saved policy DC1 of the UDP.

Siting, scale and massing

The size and footprint of the proposed extension is believed to provide an overbearing impact upon the residential amenities of the adjoining and surrounding properties and is not considered to be in keeping with the original house and therefore, it is considered that the proposal would provide an overbearing structure within the street scene which would be out of character with the surrounding properties in the area.

It is therefore considered that the scale and mass of the proposed extension is not satisfactory and is considered not to accord with the principles for residential extensions set out in saved UDP policy DC1, DM1 and EN1 of the Core Strategy.

Design

The design of the proposal is considered unacceptable with the existing and surrounding properties in the area. The design is not detailed as what is normally expected of such a structure.

On balance it is considered that the design and appearance of the proposed development does not accord with Core Strategy Policies DM1 and EN1 and in general the design is considered unacceptable.

Waste management

The location of refuse bins has not been provided with this scheme, however, there would be sufficient space to move the bins from the rear to the front for collection and therefore is considered acceptable.

Parking

Car parking is shown as retained on the site plans, however, as measurements have not been provided it is difficult to confirm if minimum space standards have been met.

Conclusion

It is considered that the proposal would provide visual harm to the occupiers of the adjacent and surrounding properties by way of appearance, bulk and mass and if approved would provide an overbearing and oppressive outlook on the character of the area and therefore does not comply with Council saved policies DC1 of the Unitary Development Plan and policies DM1, SP1 and EN1 of the Core Strategy.

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: Refuse

Article 35 Declaration

Positive and proactive working - 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.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed side extension would, by reason of its position on the side of the application site create a visually intrusive development that projects forward of the established building line of Belhaven Road affecting views along the street frontage to the detriment of the layout of the street forming an incongruous and over dominant feature in the street scene and the

character of the area. The proposal is therefore contrary to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies, SP1 and DM1 of the Core Strategy for Manchester and the National Planning Policy Framework.

2) The proposed development due to its poor design, scale and massing and relationship to the adjoining properties would form an unduly visually obtrusive feature to the detriment of visual amenity and character of the area, and would form an overly bulky, structure with an overbearing impact to the occupiers of surrounding properties and as such is 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 and the NPPF.

Appendix 1 – List of consultees & neighbours notified

24 Belhaven Road, Manchester, M8 4NR
27 Highclere Road, Manchester, M8 4WH
19 Belhaven Road, Manchester, M8 4WG
17 Belhaven Road, Manchester, M8 4WG
25 Highclere Road, Manchester, M8 4WH
23 Highclere Road, Manchester, M8 4FE

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1