

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130454/FH/2021

Date registered valid: 1 June 2021

Proposal: Erection of part single, part two storey side and rear extension to provide additional living accommodation

Address: 10 Crescent Range, Manchester, M14 5RW

Ward(s): Rusholme Ward

Applicant: Mr Sami Alshemmari 10 Crescent Range, Manchester, M14 5RW

Agent (if any): Mr Saadoun Jawad S. Jawad 3 Alliot Walk, Manchester, M15 5EW

Case officer: Linda Marciniak
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Recommendation: Approve

Date of recommendation: 22 July 2021



Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 12 July 2021

Standard consultations:

Printed: 14 June 2021 Expired: 5 July 2021

Neighbour notifications

Printed: 14 June 2021 Expired: 5 July 2021

Site notice

Posted: 17 June 2021 Expired: 8 July 2021

Press advert

Published: 22 June 2021 Expired: 13 July 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is a 2-storey inter-war semi-detached dwelling situated on the south side of Crescent Range in the Victoria Park conservation area.

The property has been extended at the rear with a single storey flat roof extension. There is also a free-standing brick storage building on the boundary with No.12.

Parking is off-road.

Listed building: Not applicable

Conservation area: Victoria Park Conservation Area 1972

Tree Preservation Order: Not applicable

Description of area

The south side of Crescent Range is residential comprising mainly pairs of similar semi's which to the south, open onto Park Range which has a circular landscaped green at its centre.

To the north are various age buildings of Xaverian College whilst the Rusholme District Centre is situated 155 metres to the west along Wilmslow Road.

Description of development

Erection of part single, part two storey side and rear extension to provide additional living accommodation.

The application proposes an extended kitchen/dining room at ground floor and bedroom, bathroom and study at first floor.

Consultations & Notification Responses

Neighbour notifications – No comments received.

Policy

The National Planning Policy Framework (NPPF, 2019)

The NPPF was revised and published in 2019. It 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.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 185 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 189 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 194 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Requiring Good Design) advises that 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.

Core Strategy 2012 - 2027 (adopted July 2012)

Manchester Core Strategy - 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 DM1 - Development Management

Policy DM1 provides specific guidance in the Development Management decision making process and provides that:

All development should have regard to the following issues relevant to this application:-

- 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.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy EN3 - Heritage

Requires that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment.

Unitary Development Plan

The site is unallocated within the adopted Unitary Development Plan for Manchester but policies DC1 and DC18.1 are taken into consideration:

Policy DC1 of the Unitary Development Plan seeks to accommodate the demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. It relates specifically to residential extensions and the relevant criteria from this policy include:

DC1.1 The Council will have regard to:

- a. The general character of the property
- b. The effect upon the amenity of neighbouring occupiers
- c. The overall appearance of the proposal in the street scene;
- d. The effect of the loss of any on-site car-parking

DC1.2 Extension will be allowed subject to:

- a. They are not excessively large or bulky
- b. They do not create a loss of sunlight/daylight or privacy
- c. They are not out of character with the style of development in the area
- d. They would not result in the loss of off-street parking

Policy DC1.3 The Council will not normally approve:

- a. Rearward extensions greater than 3.65 metres 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).

Policy 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 between properties 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 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 relationship between elements of the buildings involved.

As a guide, and without prejudice to the generality to this policy, the Council will normally permit house extensions which when built, will leave a minimum of 1.52 metres between the side wall and the common boundary, and which meet the common 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.

DC18.1 – Conservation Areas

States that the Council will seek to preserve and enhance the character of its designated conservation areas.

Issues

Residential Amenity

The proposal will have an acceptable impact on residential amenity.



The side extension is sited on the eastern side of the property, with no projection beyond the rear elevation. It will run parallel to a single storey side extension at No.12 which will serve to mitigate any overshadowing or overbearing impacts.

The single storey rear extension has a depth of 5.3 metres and spans the width of the rear elevation. Although in excess of saved UDP policy DC1.3a, the applicants' fallback position is to erect a longer single storey rear extension up to 6 metres under current Class A Permitted

Development regulations. The extension would in any case be largely aligned with the rear extension at No.12 and a similar extension at No.8. No side windows are proposed so no new overlooking opportunities would be created.

The first-floor rear extension is sited centrally to come off the middle section of the rear elevation and therefore leaves gaps to either side of 2.3 metres (to No.8) and 2.6 metres (to No.12). The depth of this extension is 3.7 metres which is only marginally above what is

permitted under saved UDP policy DC1.3a. The gaps to the properties either side are sufficient to avoid any undue overshadowing, which is less of a concern in this instance given the south-east facing orientation of the rear elevation.

For the above reasons, the proposal is considered acceptable with no undue loss of existing levels of residential amenity, in accordance with saved UDP policy DC1 and Core Strategy policy DM1.

Visual Amenity/Conservation Area

The extensions will have an acceptable impact on visual amenity, including on the character and appearance of the conservation area.

The side extension is sited to appear subservient to the main dwelling, with the first floor set back by 1.463 metres, and the hipped roof set down by 396mm. These will ensure that the development at the side does not result in any terracing and that the original layout of properties in Crescent Range can still be read as semi's.

The side extension is 1.8 metres wide which is proportionate to the scale and mass of the principal elevation, whilst the eaves and window headers and cills line through appropriately.

Original materials are Commons brick and red interlocking clay tiles which are proposed to be matched in the extensions.

These measures will ensure that the extensions can be clearly distinguished as later additions to the dwelling whilst assimilating well with the original.

The special character or significance of the conservation area derives from the collection of mainly Victorian gothic buildings, stone boundary walls, street layout, spaces between plots, the scale of landscaped gardens and the mature landscaped setting of the public realm.

The application site represents development from a later period which follows the Crescent Range street pattern. Development in this application is entirely within the curtilage of the site and is of a type that is characteristic of extensions to this house type. There are similar examples at Nos.8 and 14 for example.

On assessment of the proposal in the context of the significance of the conservation area, and taking account of the material considerations relating to heritage assets which emphasise their preservation and enhancement, it is considered that it will have a neutral to positive impact, provided that the materials match the original as required by condition 3 below.

On this basis, the proposal accords with the provisions of section 16 of the NPPF, Saved UDP policies DC1 and DC18.1 and Core Strategy policies SP1, DM1 and EN3.

Parking / Bin storage

The existing levels of parking provision are unaffected by the proposal as development does not come forward of the principal elevation.

Bin storage is provided in an enclosed space at ground floor on the side elevation and so will be out of view, to the benefit of the street scene.

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: Approve

Article 35 Declaration

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the delegated report. The application received no objections on notification and has been approved with appropriate conditions as set out below, in the interests of residential and visual amenity.

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

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 received on the 18th of May 2021 or as stated:

Application form

Location Plan (Ref: HS2102/03)

Site Plan (Ref: HS2102/04)

Existing Plans and Elevations (Ref: HS2102/01)

Proposed Plans and Elevations (Ref: HS2102/02)

Heritage Statement dated May 2021 received on the 1st of June 2021

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.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of

Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) The first-floor bathroom window in the rear elevation shown on drawing No. HS2102/02, shall be obscure glazed to a specification no less than Level 5 on the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential properties from overlooking or perceived overlooking in accordance with policy DM1 of the adopted Core Strategy Development Plan Document for the City of Manchester and saved UDP policy DC1.

Appendix 1 – List of consultees & neighbours notified

Rusholme, Fallowfield & Moss Side Civic Society

8 Crescent Range, Manchester, M14 5RW

Flat At, Xaverian College, Lower Park Road, Manchester, M14 5RB

12 Crescent Range, Manchester, M14 5RW

Xaverian College, Lower Park Road, Manchester, M14 5RB

11 Park Crescent, Manchester, M14 5RE

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 Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Victoria Park Conservation Area 1972

Area Team Boundary - Name: SOUTH