

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133159/FH/2022

Date registered valid: 9 March 2022

Proposal: Erection of a single storey side and rear extension, hip to gable loft conversion together with installation of rear dormer to form additional living accommodation

Address: 16 Redland Crescent, Manchester, M21 8DL

Ward(s): Chorlton Park Ward

Applicant: Kayleigh Keam & Samuel Johnson 16 Redland Crescent, Manchester, M21 8DL

Agent (if any): Tomislav Vuletic Flocc Studio Ltd 157 Harcourt Street, Stockport, SK5 6UP

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 4 May 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 5 April 2022

Standard consultations:

Printed: 17 March 2022 Expired: 7 April 2022

Neighbour notifications

Printed: 17 March 2022 Expired: 7 April 2022

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 application site relates to a two storey semi-detached red brick dwellinghouse with projecting front bay windows in an Arts and Crafts Style. The design of the properties is replicated along the whole of the street, the property benefits from both front and a large rear garden. The front garden has been capacity for at least one vehicle to be stored off road.



Photograph 1 Application site as viewed from Redland Crescent. Source Case Officer Photographs 05.04.2022

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is on the fringes of suburban and rural Manchester and forms part of the boundary with the Greater Manchester Green Belt and the Mersey Valley. The area contains large green open spaces that follow the line of the River Mersey.

Description of development

The applicant is seeking planning permission to erect a single storey side and rear extension, hip to gable loft conversion together with installation of rear dormer to form additional living accommodation.

Consultations & Notification Responses

Local residents/public opinion – No objections, comments or representations in support of the application have been received.

Environmental Health – No objection, recommended condition requiring a gas membrane as the application site is within 250 metres of a registered landfill site or in close proximity to a potential

historical source of landfill gas. A condition was also recommended regarding construction hours.

Issues

Manchester Core Strategy Development Plan Document (2012) - The Core Strategy was adopted on the 11th July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Core Strategy** policies for this application are as follows:

SP1 – Spatial Principles

DM1 – Development Management 1

The relevant **UDP** policies for this application are:

DC 1.1 – 1.6 – Residential Extensions

The Guide to Development in Manchester SPD

National Policy

National Planning Policy Framework (NPPF) - The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt.

Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors.

In particular NPPF states that in terms of design:

126. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

And,

130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Planning History Summary – There have been no previous planning applications at this site.

The 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.

Further consideration will be given as to whether the proposal has any impact on surrounding visual amenity in particular the effect upon the amenity of neighbouring occupiers.

Residential and Visual Amenity – Taking into consideration the position, design and scale of the proposed extension and its relationship with neighbouring properties, it is not considered that there would be any significant impact in terms of over-dominance, overshadowing or overlooking.

The applicant seeks to extend the property at the side and rear of the property including the roof space. At the rear the extension would have a rearward projection of 3.62metres and be single storey in height extension with a gable end roof (ridge height of 3.82 and an eaves height of 2.94 metres). The extension would then form a L shape type extension with a single storey side

extension that would adjoin at the rear. Unlike the rear extension the side extension would be flat roofed to a maximum height of 2.94 metres. Based on the dimensions described above the extension would be considered a subservient addition to the property.

The orientation of the extension in relation to its neighbours, gable end roof and rearward projections would ensure that there will be no overbearing impacts on the neighbours. In terms of overshadowing as the property is located to the north of No. 18 Redland Crescent and therefore no impact. In terms of No. 16 which is located to north of the application site, there would be some albeit limited amount of overshadowing as a result of the proposals height and rearward projection. However, taking into considerations the rearward projection (which is within the limitations set out by saved policy DC1) and that the height is less than 4 metres it is considered that would be acceptable and would not warrant the refusal of the application

The extension would leave a gap of at least 1 metre to the shared boundary with no.18 Redland Crescent allowing access to the side and rear of the property.

Saved policy DC1.4 of the UDP specifically seeks to resist proposal that result in the actual or potential for terracing. On balance it is considered that the proposed development would not, harm the street scene as a result of terracing due the design of the proposal, which includes a lower roof height, the setback from the front elevation and a gap to the shared boundary and thus would still allow for it to be shared with the neighbour.

The applicant is seeking to install a dormer within the rear roofspace, this type of addition can also be undertaken by what are known as permitted development (PD) rights as set out within Part 1, Schedule 2, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The fallback is a material consideration in the decision making process, of which the PD rights given by the Order comprise an element. Thus, when making a decision on a planning application it may be argued with some effect that a development carried out to slightly reduced dimensions or at a marginally lesser level, or perhaps in a revised location nearby, could be implemented using permitted development rights. The weight to be given to such a material consideration varies according to whether what could be built using the GPDO would have a broadly similar or worse impact to what is proposed; and the reasonable likelihood or possibility that, if permission were refused, permitted development rights would in fact be resorted to.

In this case the dormer would meet the requirement of the Order and is therefore considered acceptable. As part of the works the applicant also seeks to make a minor alteration to the roof space by changing the roof from a partial hipped roof to a gable end roof, again this can be undertaken with PD rights as specified in the order. There were also other examples seen within the street scene of similar alterations to the roof.

The extension is of a contemporary and if approved would to complement the design of the existing dwellinghouse with the inclusion of more contemporary materials. There are no concerns with the design or appearance, it is recommended that materials are dealt with by means of a planning condition.

Therefore the proposal in terms of siting, scale and massing accords with policies with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

Car Parking – Car Parking would be unaffected by the proposal.

Refuse Storage – The gap at the side of the dwellinghouse would allow for bins to be stored at the rear or within the small garage area.

Conclusion - The extension is considered to be in accordance with SP1 and DM1 of the Core Strategy and saved policy DC1 of the UDP.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, no negotiations were necessary but appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

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:

WD2.1 Location Plan

WD2.2 Site Plan - Proposed

WD3.1 Plans - Existing

WD3.2 Plans - Proposed Ground Floor Plan

WD3.3 Plans - Proposed First Floor Plan

WD3.4 Plans - Proposed Loft Floor Plan

WD5.1 Elevations - Existing

WD5.2 Elevations - Existing

WD5.3 Elevations - Proposed

WD5.4 Elevations - Proposed

Received by the City Council as Local Development Framework on the 09.03.2022

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 development hereby approved shall be carried out in accordance with the materials as set out in drawings:

WD5.3 Elevations - Proposed

WD5.4 Elevations - Proposed

Received by the City Council as Local Development Framework on the 09.03.2022

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 policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policy EN18 of the Manchester Core Strategy (2012).

Informatives

1) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Environmental Health

5 Redland Crescent, Manchester, M21 8DL
3 Redland Crescent, Manchester, M21 8DL
18 Redland Crescent, Manchester, M21 8DL
14 Redland Crescent, Manchester, M21 8DL
1 Redland Crescent, Manchester, M21 8DL

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
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: SOUTH