

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132224/FH/2021

Date registered valid: 12 November 2021

Proposal: Demolition of existing rear outrigger and erection of single storey rear extension, proposed rear dormer roof extension, with loft conversion and proposed conversion of side hipped roof to gable end with pitched roof., Internal alteration.

Address: 69 Cringle Road, Manchester, M19 2RQ

Ward(s): Levenshulme Ward

Applicant: Mr Fintan Harkin 69 Cringle Road, Manchester, M19 2RQ

Agent (if any): Mr Anil Mistry Bricks and Pieces Ltd Suite 301 Broadstone Mill,
Broadstone Road, Stockport, SK5 7DL

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 January 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 7 December 2021

Standard consultations:

Printed: 19 November 2021

Expired: 10 December 2021

Neighbour notifications

Printed: 19 November 2021

Expired: 10 December 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of site / building / area

The application relates to an inter-war semi-detached, bay fronted, first floor rendered dwellinghouse situated within a row of similar properties in a predominantly residential area of Levenshulme ward. The property benefits from amenity space along the front side and rear elevations, gated access along the side elevation, all-round boundary treatment; and off-street car parking provision. There is a single storey rear lean-to outrigger, approximately (length 1900mm x width 2200mm x height 3264mm), and a small outbuilding sited in the rear garden, close to the common shared boundaries with no. 67 Cringle Road and no. 1 Corringham Road. The existing depth rear garden is approximately 7.2 metres from the rear of the outrigger to the common shared boundary fence with no. 1 Corringham Road.

Description of development

The submitted proposal relates to demolition of existing rear outrigger with the subsequent erection of single storey rear extension, with a proposed rear dormer roof extension and associated loft conversion; and proposed conversion from the existing hipped roof to a gable on the western elevation of the property.

The proposed single storey rear extension which would serve an extended kitchen/dining room would measure: (approximately length 3000mm x width 6475mm x maximum height 3545mm). It would flush with the side building line of the original dwellinghouse along the eastern elevation facing no. 67 Cringle Road, and would be stepped away approximately 203mm from the common shared boundary with no. 71 Cringle Road, thereby for the most part covering the width of the original dwellinghouse. The proposed single storey rear extension would have a lean-to pitch (which would be consistent with the existing outrigger), and incorporate 3 windows in the roof slope. A window and bi-fold door arrangement are proposed along the rear elevation.

The proposed rear dormer roof extension would measure approximately (width 6527mm x depth 3448mm x height 2494mm), has been positioned centrally within the rear roof plane, set-away from the edges of the roof. The proposed dormer would also be set below the existing roof ridge and above the existing eaves, and have windows facing the rear garden.

The proposal would also include changing the existing hipped roof arrangement to form a gable end to the western elevation of the dwellinghouse.

In terms of external facing materials, it is intended to use materials matching those on the existing house, including the dormer wall which would be clad in matching tiles.

Consultations & Notification Responses

1. Local residents

No comments, objections or representation received.

2. Environmental Health

No comments, including ground contamination issues, regarding the application.

3. Highways - The proposed extension is sited only within the curtilage of the site and does not impinge onto the adopted highway.

Pedestrian access will remain as existing, which is acceptable to Highways.

In-curtilage parking will remain as existing, which is acceptable to Highways.

It is expected that refuse servicing will continue as present, bins will be stored within the sites curtilage and presented to the highway on waste collection days.

No boundary treatments are noted in the application.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and

agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework has been related to the proposed development, with particular emphasis given to the following:

- o Chapter 8: Promoting healthy and safe communities.
- o Chapter 12: Achieving well-designed places.

2. The Manchester 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.'

The following policies are relevant to the proposed development:

- o Policy DM 1 (Development Management)
- o Policy SP1 (Spatial Principles)
- o Policy EN1 (Design Principles and Strategic Character Areas)
- o Policy EN19 (Waste)
- o Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- o Saved Policy DC1 for Residential Extensions is still considered of relevance.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Principle of development

The principle of the proposal is considered to be acceptable in that it would allow the adaptation of the existing house to meet changing residential needs. On balance, it is considered that the proposal represents a proportionate addition to the existing building to create improved living accommodation. However, the potential impact of the extension on the residential amenity currently enjoyed by the adjoining properties should be assessed.

Residential and visual amenity

Impact of works (single storey rear extension) – The proposed rear extension would be single storey, and would be contained within the existing curtilage of the application site. It is considered that there would be no significant impact in terms of massing of the extension, and therefore that the proposal would not have an undue impact on neighbouring houses, specifically; nos.67 and 71 Cringle Road, and no. 1 Corringham Road. In addition, given the proposed roof pitch which would be consistent with the existing outrigger, on balance, the proposed extension is considered to be acceptable in terms of its impact on residential amenity as there are no overbearing or overshadowing impacts. Furthermore, the boundary treatment to the rear garden to no.71 Cringle Road is a high wattle fence with a similar arrangement to the northern garden boundary with no.1 Corringham Road. The northern boundary no.1 Corringham Road also has tall vegetation and a pitched roof outbuilding along the boundary within the curtilage of no.1 Corringham Road. As such any potential for overlooking and loss of privacy and impacts to residential amenity would be minimised.

Impact of works (rear roof dormer extension) - It is not considered that the proposed rear roof dormer would create an undue impact on the character of the property or general area in terms of visual amenity. The dormer has been positioned centrally within the rear roof plane, set away from the boundaries and it is also set below the original roof ridge and above the eaves and it would also reflect similar developments in the immediate area. It is however recommended that the proposed dormer window to serve the room (annotated as "en-suite") is conditioned requiring it to be obscurely glazed, including a materials condition to ensure materials are adhered to.

Impact of works (elevational alterations, proposed conversion of side hipped roof to gable end with pitched roof) - In terms of the proposed elevational alterations, involving conversion of the hipped roof to a gable end, it is not considered that this element would present any significant adverse impacts to residential or visual amenity, or the character of the property. Additionally, in design terms, it would mirror the immediate neighbouring property.

Impact of works (Design and appearance) - In terms of external facing materials, it is intended to use materials matching those on the existing house, including the side walls to the proposed dormer, which would be clad in matching tiles. For the reasons stated above and given the contextual relationship with the surrounding houses and the wider neighbourhood, it is considered that the proposed development would be acceptable in design terms. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. However, a condition has been attached to ensure that materials are adhered to.

Impact of works (Car Parking / Highways issues) - The existing arrangement would be unaffected.

Impact of works (Waste Management) - The existing arrangement would be unaffected. Refuse bins can still be stored within curtilage of the dwellinghouse, screened behind boundary treatment.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan saved policies, Local Development Framework Core Strategy Development Plan and other material considerations. The local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Householder Application for Planning Permission for works or extension to a dwelling form, received by the City Council as the Local Planning Authority on 12 November 2021.
- Block Plan and Location Plan with application site edged in red, received by the City Council as the Local Planning Authority on 12 November 2021.
- Existing Plans and Elevations, received by the City Council as the Local Planning Authority on 12 November 2021.
- Proposed Floor Plans, received by the City Council as the Local Planning Authority on 12 November 2021.
- Proposed Roof, Elevations Plans and 3D Views, received by the City Council as the Local Planning Authority on 12 November 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 used to construct the external elevations of the development hereby approved shall match the existing dwellinghouse, in terms of colour, type, scale and method of coursing and pointing and as stated on the application form and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The rear roof dormer extension hereby approved shall be clad in tiles matching those on the existing roof of the original dwellinghouse and as stated on the submitted information and approved drawings.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the development hereby approved other than those shown on:

- Proposed Floor Plans, and Proposed Roof, Elevations Plans and 3D Views, all received by the City Council as the Local Planning Authority on 12 November 2021.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Before first occupation of the development thereby approved, the proposed dormer window to serve the room (annotated as "en-suite") as shown: Proposed Floor Plans, and Proposed Roof, Elevations Plans and 3D Views, all received by the City Council as the Local Planning Authority on 12 November 2021, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - In the interest of privacy and in accordance with policies EN1, SP1 and DM1 of the Core Strategy.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informative

- 1) The applicant is advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services

68B Cringle Road, Manchester, M19 2RN
75 Cringle Road, Manchester, M19 2RR
26 Lloyd Road, Manchester, M19 2RF
66 Cringle Road, Manchester, M19 2RN
30 Lloyd Road, Manchester, M19 2RF
28 Lloyd Road, Manchester, M19 2RF
68A Cringle Road, Manchester, M19 2RN
68 Cringle Road, Manchester, M19 2RN
73 Cringle Road, Manchester, M19 2RR
71 Cringle Road, Manchester, M19 2RQ
3 Corringham Road, Manchester, M19 2RG
70 Cringle Road, Manchester, M19 2RT
67 Cringle Road, Manchester, M19 2RQ
65 Cringle Road, Manchester, M19 2RQ
4 Corringham Road, Manchester, M19 2RG
2 Corringham Road, Manchester, M19 2RG
1 Corringham Road, Manchester, M19 2RG
24 Lloyd Road, Manchester, M19 2RF
63 Cringle Road, Manchester, M19 2RQ

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2