

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131818/FH/2021

Date registered valid: 2 December 2021

Proposal: Erection of single storey extensions to the front, side and rear to form additional living accommodation.

Address: 65 Montcliffe Crescent, Manchester, M16 8GR

Ward(s): Whalley Range Ward

Applicant: Mr Q. Hayat, 65 Montcliffe Crescent, Manchester, M16 8GR

Agent (if any): Subhan Saleem, Saleem Architects, Via Email

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 30 June 2021

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 10 March 2022 Expired: 24 March 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two storey detached C3 dwellinghouse of brown brick and brown tiles within a modern estate. The property has already been extended via a two storey side and rear extension (092060/FH/2009/S1) and a two storey front extension (111887/FH/2016/S1).

Description of area

The property sits within an inner corner plot of an oblong cul-de-sac withing Whalley Range, north of William Hulme's grammar school. The area is predominantly residential and characterised by detached and semi-detached family dwellinghouses, with a large block of flats (Montgomery House) to the north of the estate.

Description of development

The applicant wishes to build another single storey side extension, projecting from the existing two storey side extension, along with smaller single storey extensions to the front and rear.

Consultations & Notification Responses

Local residents, as per appendix 1 – One local resident objected, to both the original submission and the revised submission:

- Objection to 1st notification:

This is the fourth extension to this property since it was purchased in 2009. I am just waiting for them to ask if they can buy my property as their aim seems to be to have the largest property on the estate. The property already looks too squashed up as the land it stands on was not originally meant to be built on and would have been shared between No.63 and 67. I was told previously by your department that houses still need to look right in their setting and cannot just keep adding extensions because they want to, but I am not sure if this is still the case.

- Objection to 2nd notification:

This will be the fourth/fifth extension to this property since it was purchased in 2009. I feel like I am continually living next to a building site. Due to the narrowness of the drive at the property the delivery and builders trucks inevitably end up parking and/or driving on my drive and before his death my husband would be the one to speak to the offenders about this, due to the fact that we have a block paved drive which we didn't want damaging, but now that I am on my own they just ignore me. The last time I went out to speak to them they all (including the owner) just stared at me until I went back into my house. The property already looks too squashed up on the area of land it occupies as originally a house was not due to be built there and the land would have been shared between No's 63 and 67. The owner already has problems accommodating his extensive number of vehicles, currently four, on his drive and often has to park some on neighbouring drives.

Policies

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

Unitary Development Plan (UDP 1995) - The UDP has been superseded by the Core Strategy Development Plan but certain policies are still considered of relevance:

- Policy DC1 - Residential Extensions

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management

- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 12 – Achieving well-designed places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

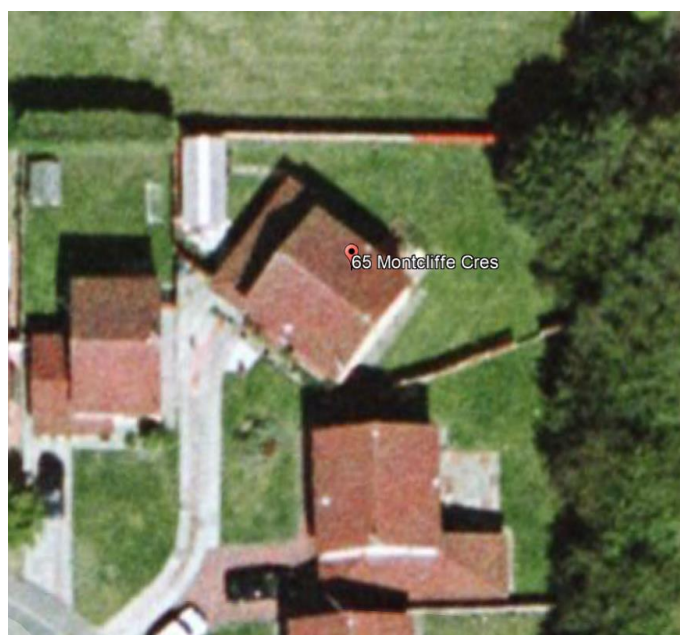
Principle – The principle of building single storey side, rear and front extensions to provide additional living space for a family dwellinghouse is acceptable given the provisions of saved UDP policy DC1, however consideration must be given to the proposals siting, scale and massing, appearance and impact upon existing levels of residential and visual amenity.

Siting, scale and massing – The single storey side extension would project 2.46m from the north-western elevation, with a depth of 7.19m, an eaves height of 2.3m and a maximum height of 3.75m, creating a larger sitting room. It would leave a gap of 1.1m at its narrowest point to the boundary shared with No.63 and would be set back 2m from the principal elevation. The rear element would infill an existing space in the footprint, with a width of 2.5m, depth of 2.75m to

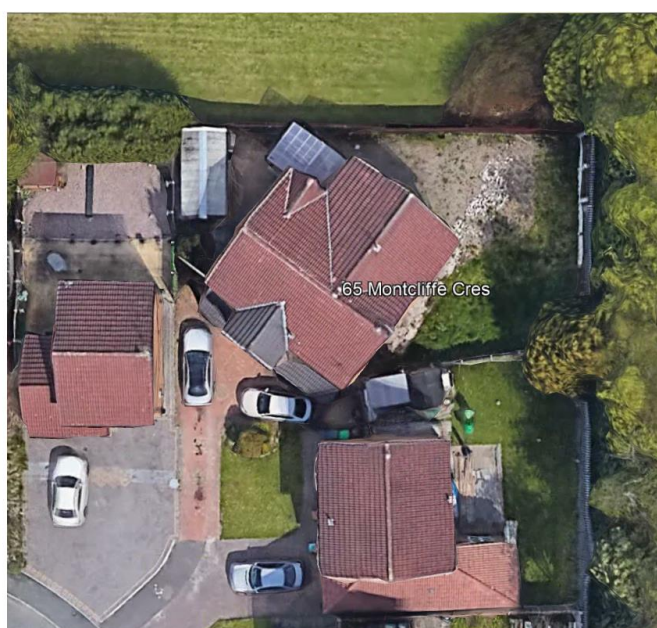
come flush with the existing rear and side elevations, with a flat roof height of 3m, creating a utility. The front element would extend the existing porch to the side, with a width of 2.5m, depth of 1.38m to come flush with the principal elevation, and a maximum height of 3.75m to match the bay extension to the other side of the frontage. The proposals are acceptable in terms of their scale, massing and siting, pursuant to policies DM1 and SP1.

Appearance and visual amenity – The extension would be constructed of materials to match the existing house, including matching brickwork, roof tiles and uPVC windows/doors, which has been conditioned. The single storey side and front extensions would feature mono-pitched roofs and the rear element would feature a flat roof. The extension to the porch would contain a window in the front and a smaller window in the side. The side extension would feature two side windows facing the outbuilding and the rear element would contain a set of French doors in the rear elevation. Due to the siting and orientation, the only part of the proposals which would be visible within the Montcliffe Crescent street scene would be the small front infill extension to the existing porch, which is currently a brick and tile canopy of the same height therefore the appearance of the frontage would change very little. The design of the additions is to be expected of such development and is considered in-keeping with the rest of the building and locality, therefore the appearance of the development is considered acceptable and is not thought to significantly harm the visual amenity of the house nor wider area.

Residential amenity – The extensions would leave adequate gaps to the shared boundary (1.1m+), ensuring the neighbouring occupiers' outlook and sunlight would not be unduly impacted by the works. There are windows proposed for the side elevation at ground floor, but these would be angled to face the applicant's outbuilding and the far corner of the neighbouring garden, hence this is not considered to impact upon privacy. A local resident objected to the original submission and to the 2nd notification for a revised scheme. The issues they raised included parking, which would not be impacted by these works, and overdevelopment. Regarding the latter, the property has been extended several times, including a two storey side, two storey rear and two storey front extensions over a period of 10 years, though it sits within a large 450m² plot. This part of the estate was created with 3 bed family dwellinghouses with good-sized gardens and no boundary treatment at the front, giving a sense of openness. No.65 has been extended significantly within a cramped plot and thus will have reached its capacity for extensions following the hereby approved single storey additions. For this reason a condition has been attached removing its Permitted Development rights for new additions unless expressly authorised by the City Council.



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Conclusion – The storage of refuse and off-street parking provision remain as existing, in line with policy DM1. The proposal broadly complies with policies DC1, SP1 and the NPPF. No objections were received and the extension is not considered to cause undue harm to the residential amenity currently enjoyed by surrounding occupiers, nor harm the visual amenity of the property or wider street scene. The proposed development is therefore deemed acceptable and construction may commence in accordance with the following conditions and approved drawings.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval

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 revised drawings numbered 'Sheet 4 - Rev E' and 'Sheet 5 - Rev D', stamped as received by the City Council as Local Planning Authority on the 9th March 2022.

Reason - To ensure 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, as stated on the submitted application form and drawing 'Sheet 5 - Rev D'.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected under Part 1, Classes: A (extensions) and E (outbuildings) of the Order without the prior written express consent of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity and to safeguard the character of the area, pursuant to policies DM1 and SP1 of the adopted Core Strategy Development Plan Document for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Parkway 3, Parkway Business Centre, Princess Road, Manchester, M14 7LU

30 Montcliffe Crescent, Manchester, M16 8GR

63 Montcliffe Crescent, Manchester, M16 8GR

67 Montcliffe Crescent, Manchester, M16 8GR

Room 303, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 220, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 2A, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 131, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 125, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 122, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 25, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 22, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 21, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 12, The Annexe Montgomery House, Demesne Road, Manchester, M16 8PH

Room 328, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 327, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 319, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 315, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 314, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 310, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 307, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 305, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 241, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 235, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 228, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 225, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 210, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 201, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Room 104, Main House Montgomery House, Demesne Road, Manchester, M16 8PH

[illegible]

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Ground Floor Right, Montgomery House, Demesne Road, Manchester, M16 8PH

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

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH