

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132580/FH/2021
Date registered valid: 23 December 2021
Proposal: Erection of a single storey front extension together with the conversion of existing garage to form additional living accommodation
Address: 21 Rolls Crescent, Manchester, M15 5FT
Ward(s): Hulme Ward

Applicant: Helena Patasiova 21 Rolls Crescent, Manchester, M15 5FT
Agent (if any):
Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 15th February 2022



Application details

Type of application:	Full Householder Application
Development type:	Householder
Date of site visit:	8 February 2022
Standard consultations:	No consultations have been printed and sent.
Neighbour notifications	Printed: 5 January 2022 Expired: 26 January 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 site relates to a two storey end terraced property in the Hulme ward area of Manchester situated at the corner of Rolls Crescent and Shearsby Close. The properties along this row typically have single storey front garages with gardens to the front and rear and driveway.



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

Description of area

The area is predominantly residential in nature located within close proximity to Rolls Crescent Primary School.

Description of development

The applicant is seeking planning consent for the erection of a single storey front extension together with the conversion of existing garage to form additional living accommodation

Consultations & Notification Responses

Local residents - as per Appendix 1 - Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations in respect of this application were received.

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- o Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.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 EN 19 - Waste Management
- o The National Planning Policy Framework (NPPF)

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

Principle

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 acceptable and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed extension is deemed to accord with saved policy DC1 of the UDP and policies DM1 and SP1 of the Manchester Core Strategy.

Residential Amenity

The characteristics of the properties along this street frontage have projecting single storey garages. Currently the garage is separated from the house with a gap of approximately 1.4m and positioned along the shared boundary with no. 23 Rolls Crescent.

The applicant proposes to erect a single storey front extension which would adjoin the side wall of the existing garage measuring 1.0m back from the front wall with a projection towards the side of 420mm. This would extend along the side by 3.7m increasing in width further by 1.3594m with a length of 2.7m approximately adjoining the front wall of the property which would form an infill to the gap between the house and garage.

As part of the development, the applicant proposes to convert the garage into living accommodation. Given that the applicant would retain the space at the front of the garage for off road car parking, this is considered to be an acceptable change. It is not anticipated that the proposal would give rise to undue harm caused by the introduction of an extension to the front including overlooking or loss of privacy.

The roof would be flat and would not be higher than the existing roof of the garage. A window would be positioned on the side elevation facing Shearsby Close with a door on the front elevation and an additional window on the front of the converted garage facing the street. Given that windows already overlook the street at the front together with the separation of the road and the school at the side, it is not anticipated that there would be any overlooking or loss of privacy given by the introduction of windows in this location of the property.

The extension would be visible from the public highway and therefore would feature within the street scene, however, the character of the area has already changed over time as the houses in the immediate vicinity are themselves altered to some extent, therefore the appearance is acceptable and its impact upon visual amenity is considered negligible.

On balance, the extension is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Siting, scale and massing

The size and footprint of the proposed extension is comparable in size to many others found in the area and is not believed to provide an overbearing impact upon the residential amenities of surrounding properties. The appearance is acceptable and its impact upon visual amenity is considered negligible.

It is therefore considered that the scale and mass of the proposed extensions are satisfactory and are considered 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 in keeping with the existing and surrounding properties in the area and in terms of the materials, these are set to match the existing as specified in the application form. The design is detailed as what is normally expected of such a structure and would not adversely impact upon residential amenity or the character of the area.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Refuse

The storage of refuse bins are not affected by the proposal, as there would be continued access at the side with an area for the storage of bins which accords with policy EN19 of the Core Strategy.

Parking

There is off street parking provided by the driveway at the front of the property, which accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Conclusion

The proposal is considered to be acceptable in this location in terms of design, scale and massing, allowing the occupiers to adapt their home to meet their needs, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, and there are no material considerations of sufficient weight to indicate otherwise.

It is considered that the proposal would not give rise to any undue loss of amenity, loss of light or loss of privacy to neighbouring occupiers, therefore, the proposal is considered to accord with saved UDP policy DC1, policies SP1 and DM1 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: Approve

Article 35 Declaration

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

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 23rd December 2021 numbered 04 Proposed Floor Plan
Received on 23rd December 2021 numbered 05 Proposed First Floor Plan
Received on 23rd December 2021 numbered 06 Proposed Roof Plan
Received on 23rd December 2021 numbered 09 Proposed Front and Rear Elevations
Received on 23rd December 2021 numbered 10 Proposed Side Elevations
Received on 23rd December 2021 numbered 11 Proposed Section
Received on 23rd December 2021 numbered 12 Proposed Floor Plans

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 hereby permitted shall match those as specified on the application form/drawings in type, size, colour and texture.

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 structure, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Rolls Crescent Primary School, Rolls Crescent, Manchester, M15 5FT
23 Rolls Crescent, Manchester, M15 5FT
1 Avenham Close, Manchester, M15 5EX

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
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH