

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133155/FH/2022
Date registered valid: 16 March 2022
Proposal: Erection of a first floor side extension to form additional living accommodation
Address: 4 Montcliffe Crescent, Manchester, M16 8GR
Ward(s): Whalley Range Ward
Applicant: Mr Andrew Tang 24 Aldermay Road, Manchester, M21 7QN
Agent (if any): Mr Denothan Ketheswaran Arch Designs Wilsons Park, C/o Mas, Monsall Road, Manchester, M40 8WN
Case officer: Linda Marciniak
Tel: 0161 234 4636
Email: linda.marciniak@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 10 May 2022



Application details

Type of application: Full Householder Application
Development type: Householder
Date of site visit: 5th May 2022
Standard consultations: No consultations have been printed and sent.
Neighbour notifications: Printed: 24 March 2022 Expired: 14 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 is a modern (1980's) detached dwelling house situated on a triangular plot at the corner of Montcliffe Crescent and Broadmeadow Avenue.

The property has a single storey side extension which appears to be part of the original design, and a single storey rear extension which is 2.8 metres deep and so could have been completed under the applicants' householder Permitted Development allowance.

Materials are buff brick elevations and red clay interlocking tiled roofs.

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

Description of area

The site is within a modern housing estate situated off Springbridge Road. To the south is William Hulme's Grammar School and to the east is the Parkway Business Park. Montgomery House student residence and Alexandra Park are situated north of the estate with older interwar and Victorian houses to the west.

Description of development

Erection of a first-floor side extension to form additional living accommodation.

The proposal creates an additional bedroom and with en-suite bathroom. The scheme was amended to introduce a set back off the principal elevation and to set down the extended roof ridge.

Consultations & Notification Responses

10no. neighbours were notified of the proposal; no comments were received.

Policy / Issues

The application is subject to assessment against the following policies within the Development Plan:

Saved UDP policy DC1
Core Strategy policies DM1 and SP1

Principle

The application seeks an extension to a residential property in a residential area. Saved UDP policy DC1 makes provision for people to extend their homes, subject to satisfactory compliance with the matters set out in the policy to protect residential and visual amenity and car parking.

There are no objections to the principle of the development which is assessed as complying with the above policies.

Residential Amenity

The proposal will have an acceptable impact on residential amenity. It is sited on the side elevation on a corner of the property with no other dwellings alongside. A rear window is proposed for the bedroom and a front-facing window for the en-suite which will be obscurely glazed.

There are no concerns that the extension will impact on amenity due to being overbearing, overshadowing or result in the loss of any privacy. On this basis, the proposal complies with saved UDP policy DC1 and with Core Strategy policy DM1.

Visual Amenity

The proposal will have an acceptable impact on visual amenity. It is sited in the most logical place to take advantage of space above the ground floor side extension and internal constraints.

In design terms, the extension is 2.7 metres wide which is proportionate to the 7.6-metre wide original dwelling without appearing bulky or over-developed. The extended roof ends in a gable 6.0-metres above ground level which matches the profile of the original. Eaves are 4.0-metres above ground to match the original and window headers are lined through on the front and rear elevations which responds appropriately. The application states that brick and tile materials are proposed to match the original which is covered by condition 3 below.

The proposal has been amended to appear subservient to the original dwelling with a set back off the front elevation of 993mm and the roof ridge set down 381mm. Although there is no property alongside and so no risk of any terracing effect, the extension appears appropriately subservient to the main dwelling.

In terms of the character of the wider street scene, the nearest property seen in relation to the site is No.2, the same house type to the immediate south. Against this property, the extended dwelling will appear somewhat unbalanced as this dwelling has approval for a 2-storey side extension with no set down roof and no first floor set back (Ref: 130938/FH/2021). As both properties are detached however and No.4 has more exposure in the street scene both from Montcliffe Crescent and Broadmeadow Avenue, there is a more reasoned justification for the subservient amendments in this application.

Overall, the proposals fit with the height, mass, design, scale and materials of the original and neighbouring dwellings which maintains the character of the original and benefits the wider street scene.

Parking / Bin storage

Any approval of the proposal would not encroach onto the driveway at the front of the property. Similarly, the first-floor extension has no impact on the siting or manoeuvre of bins.

Based on the above, the proposal complies with saved UDP policy DC1 and policies DM1 and SP1 of the Manchester 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

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 the conditions below and for the reasons outlined in the delegated report. The application was notified by letter to 10no. neighbouring occupiers; no comments were received.

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 9th of March 2022 or as stated:

Application Form received on the 16th of March 2022

Location Plan Ref: 05

Site Plan Ref: 06

Existing Plans and Elevations Ref: 01

Existing Elevations Ref: 02

Proposed Floor Plan and Elevations Ref: 03 received on the 10th of May 2022

Proposed Site Plan and Elevations Ref: 04 received on the 5th of May 2022

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

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 Householder Application Form.

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) Before first occupation of the development hereby approved, the first floor bathroom window on the front elevation shown on drawings 03 and 04 received on the 10th and 5th of May 2022, shall be obscure 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 - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

5 Montcliffe Crescent, Manchester, M16 8GR
2 Broadmeadow Avenue, Manchester, M16 8GS
1 Broadmeadow Avenue, Manchester, M16 8GS
4 Broadmeadow Avenue, Manchester, M16 8GS
5 Broadmeadow Avenue, Manchester, M16 8GS
3 Broadmeadow Avenue, Manchester, M16 8GS
2 Montcliffe Crescent, Manchester, M16 8GR
7 Montcliffe Crescent, Manchester, M16 8GR
3 Montcliffe Crescent, Manchester, M16 8GR
7 Broadmeadow Avenue, Manchester, M16 8GS

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
Area Team Boundary - Name: SOUTH