MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	132437/FH/2021
Date registered valid:	8 December 2021
Proposal:	Erection of a part single, part two storey side extension and single storey rear extension to form additional living accommodation
Address:	33 Hazelbottom Road, Manchester, M8 0GQ
Ward(s):	Crumpsall Ward
Applicant:	Mr Luqman Abid 33 Hazelbottom Road, Manchester, M8 0GQ
Agent (if any):	Farhan Rama Archirama Ltd 3 Park Gate Avenue, Manchester, M20 3BZ
Case officer:	Adam Mitchell Tel: 0161 234 4165 Email: adam.mitchell@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**07.02.2022**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:
Printed: 9 December 2021 Expired: 30 December 2021

Neighbour notifications
Printed: 9 December 2021 Expired: 30 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area
This application relates to a corner plot semi-detached property situated within a residential area of Crumpsall North Manchester. The property incorporates a splayed boundary with amenity space to the front and side with a small rear garden area, existing off street car parking to the front with boundary treatment in the form of masonry wall and vegetation along the front and side elevation and timber fencing along the rear and shared boundary with 35 Hazelbottom Road.

The remainder of the area is predominately residential in nature and are houses of similar style and design of the proposal site.

Description of development
The application seeks consent for the erection of a part single, part two storey side and single storey rear extension to form additional living accommodation. The agent was advised early on in the planning application process surrounding concerns relating to the subservience of the development, the overly large rearward projection of the rear extension and the potential protruding nature of the two storey side extension in relation to Glenmore Drive's front building line.

Following negotiation, the proposal has been revised in the interest of visual and residential amenity. Clarification has been provided in relation to the two storey side extension's footprint and the rear extension's rearward projection, lessening the overly large and dominant impacts neighbouring occupiers would experience with the original application. The revised proposal is

consistent and accords with DC1 of the Saved Unitary Development Plan (Email dated 07 February 2022 and attached revised plans)

Drawing: PL01 A

The two storey side extension accommodates a lounge and bathroom including a bay window along the front elevation and three windows along the side elevation, with the first floor element consisting of an additional two bedrooms including two windows on the front and rear elevation and three along the side elevation. The two storey side extension will incorporate a 0.2 metre dropdown level, the first floor element will include a 0.5 metre setback along the front elevation and a 1 metre set-in dimension. A tiled hipped roof would make up the extension's roof profile, with a height of the eaves of 5.3m and maximum height of 7.5m. The width of the ground floor will measure approx.. 4.9m and the first floor element 3.8m. The two storey side extension will have cover the full depth of the original side elevation.

The proposed single-storey rear extension accommodates a kitchen area including 2 rear elevation windows and bi folding doors along the southern elevation facing out into the rear and side garden. The proposed extension incorporates nearly the full width of the existing rear elevation leaving a 0.4m distance with the shared boundary with 35 Hazelbottom Road. A maximum height of 3.8m with a height of the eaves 2.8m is proposed, with approx. rear projection of 3.6m.

Consultations & Notification Responses

Local residents were notified however none responded.

Environmental Health had no comments regarding this application.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- • National Planning Policy Framework (NPPF)
- • Saved policy DC1 of the UDP
- • DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8: Promoting health and safe communities
91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places
124: 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.

Unitary Development Plan Saved Policies
A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:
a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
b. They do not create undue loss of sunlight, daylight or privacy;
c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.

DC1.3 Notwithstanding the generality of the above policies, the council will not normally approve:
a) rearward extensions greater than 3.65m (12ft) in length
b) 2 storey extensions with a flat roof, particularly those which would be visible from the public highway
c) 2 storey extensions to terraced properties which occupy the full width of the house
d) flat roofed extensions to bungalows

Core Strategy
Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:
-Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
-Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:
-Appropriate siting, layout, scale, form, massing, materials and detail.
-Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how: -Both construction and demolition waste will be minimised and recycled on site wherever possible; -The sustainable waste management needs of the end user will be met.

Policy DM1 - Requires that consideration is given to the particular circumstances of each proposal to determine the appropriate levels of car parking have been proposed.

Principle
The proposed development is a two storey side and single storey rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Issues
Residential and Visual Amenity

Revised drawings were received 7 February 2022, the plans include a setback, set-in and dropdown dimensions in relation to the two storey side and a reduction in the rear projection of the single storey rear extension. Introducing a first floor setback dimension (0.5m), set-in dimension (1m) and a dropdown level (0.4m) address the concerns relating to the subservience of the extension and reduces the impacts the extension has on the established building line directly behind this property along Glenmore Drive.

On balance the revised two storey side extension is deemed acceptable in terms of residential and visual amenity upon the existing property and surrounding properties due to the positioning and dimensions of the extension, the elevated topography of Glenmore Drive, and the orientation of the property. These elements all contribute in generating subservience to the main dwelling whilst not protruding too far past the building line along Glenmore Drive, preventing any overbearing and intrusive impacts on the neighbouring residents.

Additionally, the rear projection of the single storey rear extension was significantly reduced to 3.6m in order to accord with DC1.3 of the Saved Unitary Development Plan and given the existing boundary treatment and the existing outrigger it is not considered that the rear extension will pose any additional residential or visual amenity impacts upon 35 Hazelbottom Road.

The proposed two storey side extension has three windows located on the first floor along the side elevation however, given this the application site is a corner plot it is considered that the possible intrusive sight lines would be negligible with the southern facing elevation overlooking the road up to Glenmore Drive's residential properties and boundary treatment in the form of vegetation and elevated timber fencing. Additionally, fenestration elements are situated along the front and rear elevations of the extension overlooking the driveway and rear garden area. The proposed openings do not pose overdue intrusive sight lines issues into adjoining properties, maintaining privacy levels for neighbouring occupiers. A condition shall be applied to any approval regarding no further windows along the side elevations.

The proposed development would allow for amenity space to be retained along the front, side and rear of the application site, with the existing off-street car-parking to be maintained.

Overall, the proposed extensions are considered to be subservient to the existing property and creates a sympathetic approach to the street character therefore, this proposal does not create any significant impacts in terms of visual or residential amenity within the character of the general area and is considered acceptable against the principles set within Saved DC1 and SP1 and DM1 of the Core Strategy.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy polices DM1, EN1 and SP1 and saved UPD policy DC1.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two-storey extension has tied in with the existing building. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a

positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

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

Waste Management
There is sufficient land to the rear of the property to store the bins without causing any additional residential amenity.

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 polices 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: Approval

Article 35 Declaration
Officers have worked with the agent/applicant in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the 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 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 documents and drawings: PL01 A received by the City Council as Local Planning Authority as City Council on 07 February 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse 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 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) 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 extension hereby approved other than those shown on the approved drawings : PL01 A received by the City Council as Local Planning Authority as City Council on 07 February 2022.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 15, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 9B, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 9A, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 1B, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 1A, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
35 Hazelbottom Road, Manchester, M8 0GQ
Unit 4P, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4N, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4M, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4L, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4K, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4J, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4I, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4H, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4G, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4F, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4E, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4D, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4C, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4B, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 4A, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 3, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 2, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 1E, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 1D, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 1C, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 1B, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Unit 1A, Woodlands Mill, Hazelbottom Road, Manchester, M8 0GQ
Woodlands Mill, Hazelbottom Road, Manchester, M8 0LU
Flat 8, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 14, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 12, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 10, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 7, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 6, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 5, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 4, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 3, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
Flat 2, Hazel Court, 39 Hazelbottom Road, Manchester, M8 0GQ
6 Jehlum Close, Manchester, M8 0GP
2 Glenmore Drive, Manchester, M8 0QG
8 Jehlum Close, Manchester, M8 0GP

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
HSE COMAH Zone - H2654 IZ - Tennants Distribution Ltd Inner Zone
HSE COMAH Zone - H2654 MZ - Tennants Distribution Ltd Middle Zone
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH1