

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132898/FH/2022

Date registered valid: 15 February 2022

Proposal: Erection of two storey rear and side extension, including installation of a roof dormer extensions and front extension

Address: 59 Crumpsall Lane, Manchester, M8 4ED

Ward(s): Crumpsall Ward

Applicant: Mr Abdul Rauf 59 Crumpsall Lane, Manchester, M8 4ED

Agent (if any): Dr Kanadi Jagafa Mason and Marlowe Ltd Colony, 5 Piccadilly Place, Manchester, M1 3BR

Case officer: Adam Mitchell
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Recommendation: Approve

Date of recommendation: 04.05.2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 17 February 2022 Expired: 10 March 2022

Neighbour notifications

Printed: 17 February 2022 Expired: 10 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

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

The application site relates to a semi-detached dwellinghouse located at 59 Crumpsall Lane in the Crumpsall area of North Manchester. The property benefits from a large splayed rear garden, existing side garage and a hardstanding driveway to the front of the property.

The remainder of the area is residential in nature with houses of similar style and design of the proposal site. Directly adjacent to the application site is the SPAR Crumpsall convenience shop with associated car parking space.

Description of development

The submitted application seeks planning permission for the erection two storey rear and side extension, including installation of rear dormer and erection of a front extension. The agent was advised early on in the planning process surrounding concerns relating to the lack of subservience of the side extension, the bulkiness and overly-large nature of the extension.

Following negotiation, the proposal has been revised in the interest of visual and residential amenity. Clarification has been provided in relation to the introduction of a greater setback and dropdown level along the first floor element of the two storey side extension, lessening the scale and introducing subservience to the extension. Additionally, the roof profile has been hipped to reduce the bulky appearance of the original application. The revised drawings are consistent and accords with DC1 of the Saved Unitary Development Plan (Email dated 03 May 2022 and attached revised plans).

Drawings: Floor Plans- R4/01
Elevations- R4/02
Section AA-R4/03
Design Specification- R4/04

The proposed two storey rear extension accommodates an open plan kitchen area along the first floor and an enlargement of the existing bathroom along the first floor, including a set of sliding doors along the ground floor rear elevation and 3 additional rooflights. The proposed extension will incorporate a 1.3m dropdown level from the existing ridge height. The extension would wraparound the existing rear elevation with the proposed side extension and would cover the full width of the original rear elevation, a tiled hipped roof would make up the extension's profile, a height of the eaves 5.2m, maximum height of 6.3m and rear projection of 4.7metres at ground floor and 3.2 metres at first floor.

Additionally, a rear dormer is proposed along the original rear elevation and accommodates an additional 2 bedrooms and a small bathroom including 3 rear elevation windows. The rear dormer will have approx. dimensions of Height 1.5m Width 8.8m x Depth 3m.

The proposed two storey side extension accommodates a reception room and part of the open plan kitchen area along the ground floor and two additional bedrooms along the first floor including one front, side and rear elevation windows. The proposed extension will incorporate a 0.3m dropdown level from the existing ridge height and a 1metre setback on the first floor from the principal elevation. The extension will have approx. dimensions of Height 7.4m /(at the eaves) 5.5m x Width (ground floor) 3.6m (first floor) 3.4m x Depth (ground floor) 13m (first floor) 10m. A tiled hipped roof would make up the extension's roof profile.

Furthermore, a front porch is proposed with approx. dimensions of Height 3m x Width 2.7m x Depth 0.8m.

Consultations & Notification Responses

Local residents were notified and one supporting letter was received.

- The family have suffered a sudden loss of a family member. The applicant now the wider family and his won family and request the proposal is considered sympathetically.

Environmental Health: Have no comments at this time.

Flood Risk Management: Have no objections to this proposal however before development commences a surface water drainage layout must be submitted and approved.

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:

DC1.1 states that the Council will have regard to:

- a) The general character of the property
- b) The effect upon the amenity of neighbouring occupiers
- c) The overall appearance of the proposal in the street scene;
- d) The effect of the loss of any on-site car-parking

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

Policy DC1.4 indicates that in considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a) the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b) the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c) the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

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.

Issues

Principle

The proposed development is for the erection two storey rear and side extension, including installation of rear dormer and erection of a front 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 amenities.

Residential Amenity

In light of the existing contextual relationship with the neighbouring properties, the revisions to the initially submitted plan, the positioning of the application site in relation to the street scene, along with a large plot of land, it is not considered that the revised proposal would unduly harm impact on residential amenity. The two storey rear extension would have a width of 10 metres and occupy the full width of the existing rear elevation, however it is considered given there is a 3.2metre set in dimension of the two storey element from the shared boundary with 57 Crumpsall Lane, and a rearward projection of 3.1 metres that overshadowing or overbearing impacts would be minimal to the neighbouring occupier. Additionally, there are no side elevation windows proposed along the rear extension preventing any significant overlooking or intrusive sight lines into the neighbouring properties.

The positioning of the two storey side extension given the existing relationship with the local street scene and the large vegetation screening along the shared boundary with SPAR Crumpsall's curtilage, it is considered that there will be no significant overshadowing or overbearing impacts occurring as a result of this proposed extension.

The property benefits from a large rear garden area and whilst the rearward projection of the ground floor rear extension is longer than referred to in DC1 with an overall maximum length of 4.7 metres, it is below that which could be implemented as a maximum length under the larger homes extension regulations. It is considered that the revised scheme would not give rise to significant adverse impacts to visual and residential amenity to the neighbouring properties as to warrant refusal to the proposed development.

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

The rear dormer is not considered to impact upon the light or outlook of surrounding occupiers due to the nature of the works withing the roof. The proposed rear elevation windows are to be set back from the eaves and therefore would not afford greater views over neighbouring rear gardens than the existing first floor rear windows.

Visual Amenity

The revised drawings incorporate a greater setback of the first floor two storey side extension, implementing hipped roofs across the proposal and drop in the ridge height of the roof will assist in making the extensions appear subservient to the existing property. The use of similar materials to the original dwelling in assimilating the extensions to the existing property and the wider street scene. Given the set back, set-in dimension and set back of the property from the street it is not considered that the proposals would give rise to terracing along the street.

The front extension deemed would not form an incongruous feature within the street scene. Additionally, the application site is the end property before the commercial curtilage of 61 Crumpsall Lane the proposed front extension is considered acceptable in this location and would not create additional visual amenity to neighbouring occupiers.

The proposal is to enlarge a semi-detached property that sits within a large plot as such they are considered to give rise to unacceptable impacts on the visual amenity or character of the area or the street scene.

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 policies DM1, EN1 and SP1 and saved UDP policy DC1.

Height, Scale and Massing

The height of the proposed extensions appropriately relates to the height parameters of the existing building. The height of the proposed two storey rear and side extensions and the rear dormer have 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 SP1, EN1 and DM1, saved Unitary Development Planning Policy DC1 and the National Planning Policy Framework.

Waste Management

There is sufficient land to the rear and side 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 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 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:

Drawing ref. 100- Proposed Front Elevation

Drawing- Location Plan

Stamped as received by the City Council as the Local Planning Authority on 10 February 2022

Drawing ref. R4/01- Floor Plans

Drawing ref. R4/02- Elevations

Drawing ref. R4/03- Section AA

Drawing ref. R4/04- Design Specification

Stamped as received by the City Council as the Local Planning Authority on 03 May 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 diversely 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 : R4/01, R4/02 received by the City Council as Local Planning Authority as City Council on 03 May 2022

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

- 5) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
MCC Flood Risk Management

Flat 4, 61 Crumpsall Lane, Manchester, M8 4ED
Flat 3, 61 Crumpsall Lane, Manchester, M8 4ED
Flat 2, 61 Crumpsall Lane, Manchester, M8 4ED
Flat 1, 61 Crumpsall Lane, Manchester, M8 4ED
SPAR, 63 Crumpsall Lane, Manchester, M8 4ED
11 Sinclair Avenue, Manchester, M8 4FL
Flat 1, 50 Crumpsall Lane, Manchester, M8 5FB
Flat 3, 50 Crumpsall Lane, Manchester, M8 5FB
Flat 2, 50 Crumpsall Lane, Manchester, M8 5FB
50 Crumpsall Lane, Manchester, M8 5FB
48 Crumpsall Lane, Manchester, M8 5FB
46 Crumpsall Lane, Manchester, M8 5FB
44 Crumpsall Lane, Manchester, M8 5FB
57 Crumpsall Lane, Manchester, M8 4ED
55 Crumpsall Lane, Manchester, M8 4ED

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
Area Team Boundary - Name: NORTH1