

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132581/FH/2021

Date registered valid: 23 December 2021

Proposal: Erection of a single storey side and rear extension to form additional living accommodation

Address: 35 Haversham Road, Manchester, M8 4JB

Ward(s): Crumpsall Ward

Applicant: Schwinger 35 Haversham Road, Manchester, M8 4JB

Agent (if any): Mr Sam Golding Gold Sketch Studios Ltd 55a Bury Old Road, Prestwich, M25 0FG

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
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Recommendation: APPROVE

Date of recommendation: 26 February 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 18 February 2022 Expired: 25 February 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: No

Tree Preservation Order: No

The property relates to an end 2 storey, bay fronted semi-detached dwellinghouse situated within a predominantly residential area of Crumpsall in North Manchester. The property benefits from garden area to the front and rear, existing conservatory and boundary screening.

The submitted application is for the erection of a single storey side and rear extension to form additional living accommodation. To create a kitchen dinner, living room, utility and wc.

The extension projects 4m from the side and includes a small dog leg and projects 4m from the rear and wraps around the corner of the host building with an overall width 9.2m

Site History

132054/PDE/2021 Prior notification of proposed larger home extension projecting 4 to the rear with a maximum height of 3 and a height at eaves. Approved.

081862/FH/2007/N1Erection of single storey rear conservatory extension. Approved.

Negotiations.

The proposal has been modified to reduce the overall size of the extension. The original scheme was a two-storey side and rear extension which was unacceptable due to its size and appearance and would interrupt the established building line. Furthermore, the single storey

amended proposal sought further amendments to include a hipped roof along the side elevation rather than the proposed flat roof in this location.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and no representations were received.

Issues

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 EN19 Waste
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal does not accord 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.

ISSUES

Residential and Visual Amenity

The single storey side extension projects 4 metres beyond the elevation of the dwelling house with a hip roof configuration, incorporating a flat roof with a lantern light to the rear. The proposal would project from the side elevation by 4 metres. The extension would wrap round two elevations.

The proposed gable is set in from the boundary leaving a 2 metre gap. A robust brick and wooden boundary treatment demarking the boundary would partially hide the extension from views from within the street scene when approached from an easterly and westerly direction. The only windows that overlook the front and rear garden do not give rise to any additional overlooking than the existing ground floor windows. Patio doors face the rear gardens bringing built form closer to properties at the rear, however, do not give rise to overlooking due to distance maintained and the presence of a robust boundary treatment.

There are no proposed windows along the side elevations to give rise to privacy issues. The proposed scheme would create no significant impact to residential amenity and is therefore considered to be in accordance with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies DM1 and SP1; Saved Unitary Development Plan Policies DC 1 and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Design and Appearance:

In terms of the proposed materials it is intended that the proposed materials would match the existing. A materials condition has been attached to ensure that the materials are adhered to as stated in the application form and on the drawings. For the reasons stated above it is considered that the extension would be in keeping with the character of the original dwelling. The amended proposal included a hipped roof as an alternative to the originally proposed flat roof. The flat roof along a highly visible location would appear at odds with the general character within the area. However, the flat roof with a lantern light is considered to be acceptable given its less obvious position when viewed from within the street scene.

Car parking:

Off street parking provision can be accommodated on the existing side/rear driveway.

Refuse Storage and Access remain the same.

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:

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information and drawings relating to the scheme and appropriate conditions to the approval have also been attached.

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:

003 Rev 4, Stamped as received on the 18 February 2022 and the Location Plan, stamped as received on the 23 December 2021.

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 external facing materials to be used on the extension hereby permitted shall match those of the existing buildings in terms of type, colour, texture and scale.

Reason - To ensure that 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 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

5) Prior to the first occupation of the development, the ground floor bathroom and utility room window shown on drawing number 003 Rev 4, Stamped as received on the 18 February 2022, shall be obscurely 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 properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

36 Haversham Road, Manchester, M8 4JB
7 Rothesay Road, Manchester, M8 4JA
19 Rothesay Road, Manchester, M8 4JA
15 Rothesay Road, Manchester, M8 4JA
33 Haversham Road, Manchester, M8 4JB
9 Rothesay Road, Manchester, M8 4JA
4 Rothesay Road, Manchester, M8 4JA
17 Rothesay Road, Manchester, M8 4JA
13 Rothesay Road, Manchester, M8 4JA
11 Rothesay Road, Manchester, M8 4JA

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