

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131875/FH/2021

Date registered valid: 11 October 2021

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

Address: 8 Redrose Crescent, Manchester, M19 2WT

Ward(s): Levenshulme Ward

Applicant: Mr Amjad Kalyar 8 Redrose Crescent, Manchester, M19 2WT

Agent (if any): Mr Amjad Tahir Aeys Associates UK Ltd 173 Dickenson Road, Longsight, Manchester, M13 0YN

Case officer: Harriet Aidoo
Tel: 0161 234 4532
Email: harriet.aidoo@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 25 April 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 1 November 2021

Standard consultations:

Printed: 23 March 2022 Expired: 2 April 2022

Neighbour notifications

Printed: 23 March 2022 Expired: 2 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site / building / area

8 Redrose Crescent is a semi-detached property situated within a row of similar properties. The property lies within a predominantly residential area of Levenshulme ward. The property benefits from amenity space along the front, side and rear elevations. There is an existing gated access along the side elevation, with a detached garage in the rear garden, additional off street car parking space along the side and front elevation, including boundary treatment along the rear elevation and in-part along the side elevation. There is no defined boundary treatment along the front elevation.

Description of development

The submitted plan relates to the proposed erection of a single storey side extension to create additional living accommodation.

Following negotiations, the initially submitted plans has been slightly revised in the interest of residential amenity, and revised plans were subsequently submitted, (dated 22/03/2022). The revised plans would now comprise of:

- A bin store area in front of the proposed single storey side extension involving a low wall, with an opening. The low wall would be set-back approximately 729mm from the front building line of the original dwellinghouse and has been set away from the side boundary approximately 270mm. The proposed low wall bin store along the side elevation would measure depth approximately 1519mm x width 2730mm x maximum height 1200mm.

The proposed single storey side extension would set to the rear of the proposed bin store . It would be set-back approximately 2234mm from the front building line of the original dwellinghouse and has been set away from the side boundary approximately 270mm. The proposed single storey side extension would measure depth approximately 5500mm x width 2730mm x maximum height 4233mm; whilst flush with the rear building line of the original dwellinghouse. It would have a pitched roof design with a door along the front elevation and a window along the rear elevation.

In terms of proposed external facing materials, the extension would be constructed in materials matching the existing house.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. The following comments, objections or representations were received:

An email was received in regard to the originally submitted plans seeking clarity regarding the nature of the proposal. The resident advised that they although they were happy for the proposed development to go ahead, they requested that the proposed development was set away from the party wall/fence, keeping at least 6/7 inches of gap. They also requested that the applicant abides by all the building regulations, and that none of the proposed windows, extractors, or doors should face their property nor cause any mess or any obstruction throughout the development process. As long as they comply with the matters outlined above, they advise that they do not have a problem, otherwise they wish to object.

Neighbours were re-notified of the revised plans. No comments, objections or representations were received on this occasion.

2. Environmental Health

Recommend the following be attached to the application:

i. Contaminated Land Watching Brief informative

In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and

contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

POLICIES

The following guidance and policies are considered to be relevant to the proposed development.

1. The National Planning Policy Framework (NPPF), (July 2021) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. The Framework has been related to the proposed development, with particular emphasis given to the following:

- Chapter 8: Promoting healthy and safe communities.
- Chapter 12: Achieving well-designed places.

2. The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 - It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies are relevant to the proposed development:

- Policy DM 1 (Development Management)
- Policy SP1 (Spatial Principles)
- Policy EN1 (Design Principles and Strategic Character Areas)
- Policy EN19 (Waste)
- Policy T2 (Accessible areas of opportunity and need)

3. Unitary Development Plan (UDP) - The UDP has been superseded by the Core Strategy Development Plan.

- Saved Policy DC1 (Residential Extensions) is considered relevant.

4. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007 - The document aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. It advises that high quality design is a vital attribute of successful neighbourhoods.

The following paragraphs are of particular relevance:

- i. Section 2 Design - Discusses the importance of the design of new development in relation to surrounding neighbourhoods and the character of its streets, in terms of its layout, design, scale, massing and orientation of its buildings to achieve a unified urban form to enliven the neighbourhood and its sustainability. The density of the development should also be informed by the characteristics of an area and the specific circumstances of the proposals. It is considered that these design principles have been satisfactorily incorporated into the development.
- ii. Section 8 Community Safety and Crime Prevention - Relates the importance of creating safe environments through the incorporation of informal surveillance and crime prevention measures as an integral part of new development. These objectives have been related to the assessment of the proposed design and layout of the development.

ISSUES

Following negotiations, revised plans were subsequently submitted, (dated 22/03/2022).

Principle

The principle of the proposal to create additional living accommodation is considered acceptable. Notwithstanding this, consideration must be given to proposal's impact upon existing levels of residential and visual amenity.

Residential and visual amenity

Impact of works (single storey side extension) - Given the existing context, and in light of the revised plan, it is considered that there would not be any significant adverse impacts from the proposed development. Furthermore, in light of the revisions to the initially submitted plan, it is not considered that the proposal would adversely affect the streetscene or neighbouring houses, as there are no overbearing, overshadowing, or privacy impacts, and therefore on balance, and subject to planning conditions, it is considered that the revised proposal would be acceptable.

Design and appearance - It is not considered that the revised proposal would unduly harm the character of the building or the general area. Additionally, the property is not within a designated area of special control such as a Conservation Area, or is it a Listed Building, or near a listed asset. It is also intended to match materials with that of the existing, although a materials condition has been attached to ensure that the materials are adhered to.

Waste management - The existing arrangement would be affected, as the side access would be lost to accommodate the proposed extension. Therefore, it is intended to locate a bin store area in front of the proposed single storey side extension. Bins would be stored in this location and brought to the back of pavement on collection days.

Car parking - The existing arrangement would in-part be affected. However, it has been demonstrated that at least one off-street car parking space would be retained.

Conclusion - For the reasons outlined above, and subject to planning conditions, it is not considered that the revised proposal would be unduly overbearing, nor would it present privacy and overlooking concerns which would adversely impact upon residential or visual amenity. Moreover, refuse management and parking arrangements have been sufficiently demonstrated; pursuant with The National Planning Policy Framework; The Manchester Core Strategy Development Plan Document Policies EN1, DM1, SP1, EN19, T2; Saved Unitary Development Plan Policy DC 1; and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, following negotiations, revised plans were subsequently submitted, (dated 22/03/2022). The local planning authority had no other issues to raise with the agent but have attached appropriate conditions to the approval.

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:

- Location plan, with application site edge in red, DRG NO: AA-01, received by the city council as the local planning authority on 22 March 2022.
- Existing and Proposed Floor Plans, DRG NO: AA-02, received by the city council as the local planning authority on 22 March 2022.
- Existing Elevations, DRG NO: AA-03, received by the city council as the local planning authority on 22 March 2022, received by the city council as the local planning authority on 22 March 2022.
- Existing Elevations, DRG NO: AA-04, received by the city council as the local planning authority on 22 March 2022, received by the city council as the local planning authority on 22 March 2022.
- Proposed Elevations, DRG NO: AA-05, received by the city council as the local planning authority on 22 March 2022, received by the city council as the local planning authority on 22 March 2022.
- Proposed Elevations, DRG NO: AA-06, received by the city council as the local planning authority on 22 March 2022, received by the city council as the local planning authority on 22 March 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 (July 2012).

3) The external facing and roof materials to be used on the extension hereby permitted shall match those of the primary dwellinghouse in terms of type, colour, texture, scale, pointing and coursing and as stated on the application form and approved drawings.

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 windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on:

- Existing and Proposed Floor Plans, DRG NO: AA-02; Proposed Elevations, DRG NO: AA-05; and Proposed Elevations, DRG NO: AA-06, all received by the City Council as the local planning authority on 22 March 2022.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester (July 2012).

5) Wheeled bins shall be stored and screened behind the low brick wall as shown on: Existing and Proposed Floor Plans, DRG NO: AA-02; Proposed Elevations, DRG NO: AA-05; and Proposed Elevations, DRG NO: AA-06, all received by the City Council as the local planning authority on 22 March 2022, and only brought to the back of pavement on collection days and this arrangement shall remain so in perpetuity.

Reason - In the interests of visual and residential amenity, pursuant with saved policy DC1 of the Unitary Development Plan for the City of Manchester (1995) and policies EN19, SP1 and DM1 of the Core Strategy (July 2012).

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMO's restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policy 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and contact Environment On Call on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Environmental Health

11 Lingcrest Close, Manchester, M19 2WJ
9 Lingcrest Close, Manchester, M19 2WJ
9 Redrose Crescent, Manchester, M19 2WT
7 Redrose Crescent, Manchester, M19 2WT
6 Redrose Crescent, Manchester, M19 2WT
5 Lingcrest Close, Manchester, M19 2WJ
10 Redrose Crescent, Manchester, M19 2WT
7 Lingcrest Close, Manchester, M19 2WJ
5 Redrose Crescent, Manchester, M19 2WT

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
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH2