

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131996/FO/2021

Date registered valid: 17 December 2021

Proposal: Elevational alterations together with single storey rear extension in association with the sub division of the property to form 2 no. three bedroom dwellinghouses

Address: 48 Norman Road, Manchester, M14 5LE

Ward(s): Rusholme Ward

Applicant: Mr Hozan Rahman 48 Norman Road, Manchester, M14 5LE

Agent (if any): Ms Dawn Cooper DaC Design 62 Demesne Road, Manchester, M16 8PJ

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08.02.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14 January 2022

Standard consultations:

Printed: 21 December 2021

Expired: 11 January 2022

Neighbour notifications

Printed: 21 December 2021

Expired: 11 January 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

This application relates to a large two storey 1960's/70's style semi detached house on the south side of Norman Road. The property is of brick construction with a dual pitch roof. On the front elevation there is an entrance porch with a lean to roof and a first floor balcony. The front garden, which is 7.5 metres deep, has a small lawn and parking for two cars. There is a monkey puzzle tree in the front garden.



The rear garden is 19.3 metres deep, much of which is occupied by ancillary buildings at the bottom of the garden. The most recent of these buildings was granted retrospective consent, reference 125197/FH/2019, in December 2019. There is a conservatory with a mono pitch roof on the rear elevation adjacent to the shared boundary. At the side of the property is a 3 metre wide drive.



The sides and front of the property are enclosed by an approximately 1.8 metre high wall.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

This is an area of mixed uses. Facing the site across Norman Road is an Army Reserve Centre. Adjoining the site to the east is the other half of the semi which has a single storey rear extension on the shared boundary, a dormer extension and a large single storey front extension.



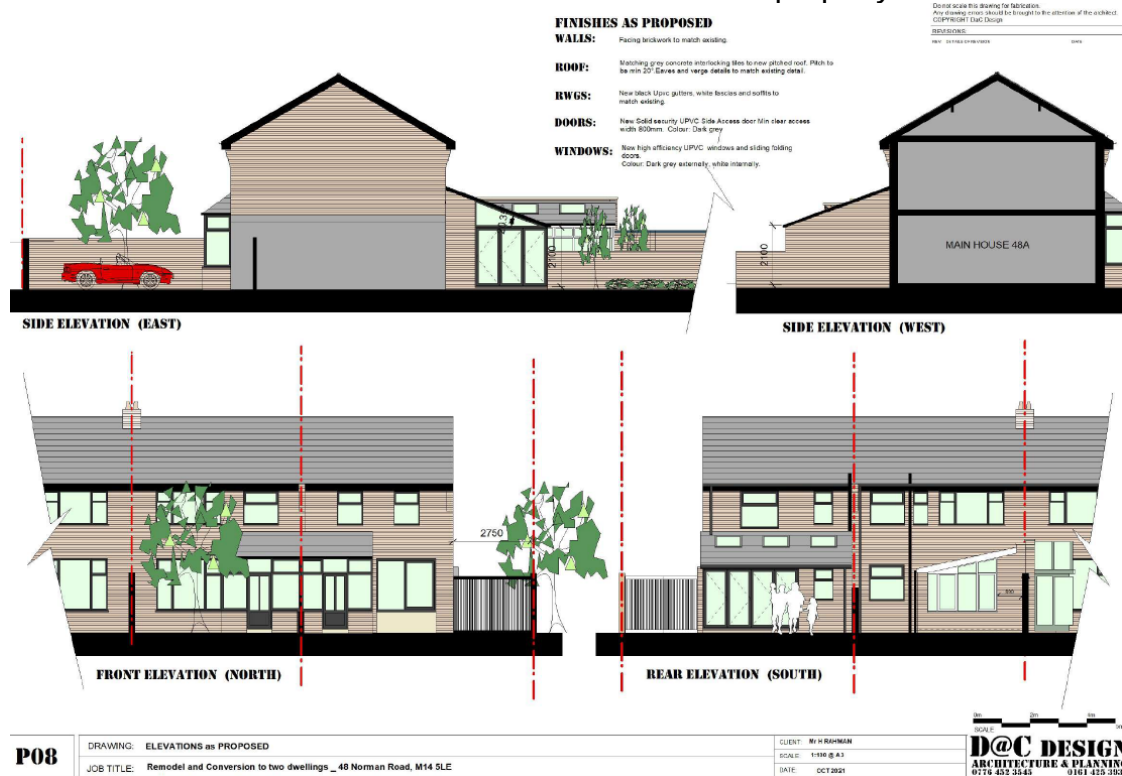
To the west is a three storey detached residential villa behind which and sharing part of the boundary with the application site is a backland dwelling with a Brighton Grove address. To the rear of the site is a short terrace of three, three storey residential properties.

Description of development

Consent is sought to sub divide the property vertically to form two houses to erect a front porch and rear extension to the new house and to demolish the 2019 ancillary building in the rear garden.

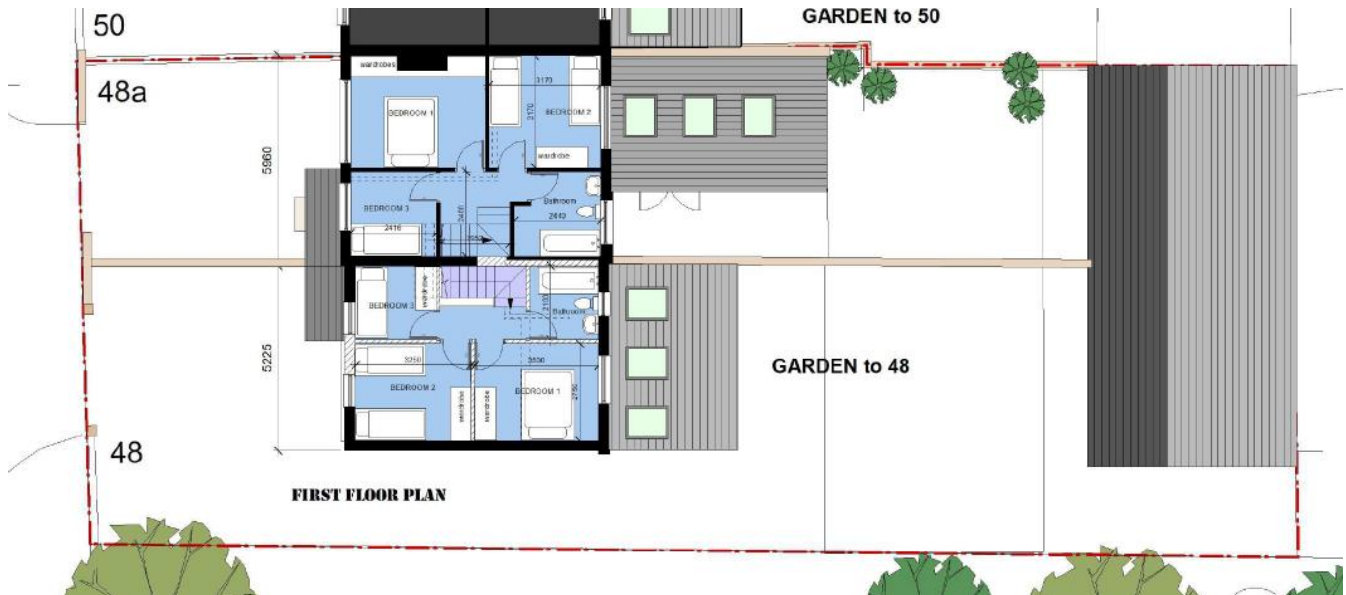
To existing front elevation will have the first floor French doors replaced with a more traditional window and the balcony will be removed. The existing porch will be doubled in size to serve both properties. At the rear the existing conservatory will be retained and a new single storey extension constructed on the rear elevation of the other property. The extension would project

3.6 metres and be the full width of the property.



Each property would have a lounge and kitchen diner and wc on the ground floor, one will also have the conservatory. At first floor level there would be three bedrooms and a family bathroom. The properties would have floor areas of 87.4 square metres and 103 square metres.





The 2019 ancillary building would be demolished to provide private amenity space whilst the ancillary building across the bottom of the garden would be retained.

Both properties would be provided with in curtilage parking, and EV charging point and cycle storage. Refuse storage for one house will be in the front garden and the other at the side of the property.

A new double gated entrance will be provided to access the new house.

Consultations & Notification Responses

Local residents

No representations received

Rusholme and Fallowfield Civic Society

-There doesn't seem to any planning issues with the proposal. There is however a slight concern within the local community about the long term use of the plot and how it could be protected from turning into HMO.

- The application shows parking within each plot but it looks quite tight. In reality the proposal may result in increased on-street parking there is already a permanent parking outside the existing property.

Flood Risk Management.

-The drainage of the site can be approved and we have the following recommendation:

The applicant should design and construct a drainage system 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.

As the proposed development is within Flood Zone 2, floor levels should be set no lower than existing floor levels.

Environmental Protection.

Require conditions in respect of refuse storage and a watching brief for contamination.

Highways

- The site is well served by public transport
- Should the planning application be approved, the applicant will be required to enter into a Section 184 agreement for the alterations to the existing highway and construction of the proposed vehicular access and dropped kerb on Norman Road.
- There are three car parking spaces located within the site's curtilage two for 48 and one for 48b. It should be noted that all individual driveway parking spaces should be a minimum of 3.0m x 6.0m to ensure that vehicles / pedestrians do not impact on the adopted highway.
- EV charging is required, in line with MCC Residential Guidelines,
- It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.
- Each dwelling will have a bin store in the curtilage of the site. Residents will take bins to/from the bin store to the collection point on Norman Road on collection day. Highways consider this to be acceptable in order to prevent any obstruction to passing pedestrians on the adjacent footway.
- A Construction Management Plan should be provided by the applicant prior to any construction works beginning. It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site. It is recommended that the above is conditioned and attached to any planning permission that may be granted.

Policy

Core Strategy

The relevant Core Strategy policies are SP1, DM1 and H1

Policy SP1 sets down the spatial principles that guide development in the City, including the creation of neighbourhoods of choice

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Policy H1 identifies a shortage of family housing in the south of the City.

Unitary development Plan

The relevant policy is DC1 which establishes the principle of extending a property to meet the changing needs of the occupier and establishes the principle of single storey rear extensions that project 3.65 metres being acceptable.

Issues

Principle

The proposed development involves the sub division of an existing house to form two smaller houses, In principle as the proposal does not result in the loss of a family dwelling, as would be the case in a conversion to flats, the principle of considered to be acceptable.

Scale

This is a large site and it is considered that it can accommodate in a satisfactory manner two houses.

The proposed rear extension accords with the requirements of policy DC1 in terms of its projection and its scale is therefore considered acceptable.

The proposed porch duplicates the existing porch and for that reason is considered to be acceptable in terms of scale.

Design

The design of the extension and porch raise no design issues.

The removal of the French doors and balcony and the reinstatement of a windows more akin to the existing windows is considered to be acceptable and raises not design issues, particularly as the balcony is not original.

Standard of accommodation

The proposed dwellings both meet the Council's space standards.

Demolition

The building to be demolished whilst having planning permission is of poor quality both in terms of its design and materials. Its demolition raises no issues.

Ancillary buildings

The ancillary buildings at the bottom of the garden have been in place for a considerable period and are exempt from action. Their retention raises no issues.

Parking

The development provide two spaces for one property and one space for the other. All the spaces are in curtilage. The Council, currently requires one space per dwelling and this is exceeded. The parking arrangements are therefore considered to be acceptable.

Cycle parking

Dedicated cycle parking is proposed for both properties, one in the front garden and the other in the ancillary buildings to the rear. This is considered to be acceptable.

EV points

In line with current practice both properties will have an EV charging point.

Refuse

There is adequate provision for the storage of refuse for both properties.

PD

It is considered prudent to remove the pd rights for the properties in respect of extensions dormers or ancillary buildings in order that the impact can be assessed.

Amenity space

The demolition of the ancillary building enable sufficient amenity space to be provided at the rear.

Residential amenity

As no new structures are being built adjacent to the site boundaries the proposed development will not have an overbearing impact. Windows either look down the rear garden, over the road in front of the house or in the case of the new rear extension toward the sites side boundary where the brick wall will act as a barrier. On balance it is considered that there would be no significant privacy or overlooking issues with the proposed development.

The additional comings and goings associated with the extra dwelling will not it is considered have a significant impact on amenity.

Conclusion.

The proposed development will take an existing large family home and sub divided it into two smaller more affordable units, adding to the range of accommodation on offer in the area. It is considered that this accords with Council policy and the development is acceptable in all other respects.

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: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of 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 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:

P05 received 21 October 2021

P06 revision A received 4 February 2022

P07 received 21 October 2021

P08 received 21 October 2021

Flood Risk Assessment by Flume Consulting Engineers Job number 1156 received 17 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 development hereby approved shall be constructed using the materials specified on the approved drawings.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The parking shown on the approved drawings shall be surfaced and available for use before the residential accommodation hereby approved is first occupied.

Reason To ensure that there is adequate parking for the future occupiers of the development pursuant to Core Strategy policy DM1

5) Before the accommodation hereby approved is first occupied the cycle storage facilities shown on the approved drawings shall be put in place and then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

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 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 policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

7) The Electric Vehicle charging points shown on the approved drawings shall be installed before the development hereby approved is first occupied.

Reason - To secure a reduction in air pollution from traffic in order to protect existing and future residents from air pollution pursuant to core Strategy policies EN16, SP1 and DM1

8) 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 garages or extensions or dormers or ancillary buildings shall be erected other than those expressly authorised by this permission.

Reason - To enable the City Council as Local Planning Authority to assess the impact of any future extensions pursuant to Core Strategy policy DM1.

9) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to re mediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to Core Strategy policies DM1 and EN18.

10) A Construction Management Plan shall be submitted to and approved by the Council. This will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works. Any proposal for out of hours works (as below) will be submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

The Construction Management Plan should also include a dilapidation survey with photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase. pursuant to Core Strategy policy DM1

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Rusholme, Fallowfield & Moss Side Civic Society

3E Norman Road, Manchester, M14 5LF
Flat 9, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 8, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 7, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 6, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 5, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 4, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 3, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 2, Luther King House, Brighton Grove, Manchester, M14 5JG
Flat 1, Luther King House, Brighton Grove, Manchester, M14 5JG
3F Norman Road, Manchester, M14 5LF
29 Brighton Grove, Manchester, M14 5JG
Flat 7, 35 Brighton Grove, Manchester, M14 5JG
Flat 4, 35 Brighton Grove, Manchester, M14 5JG
Flat 1, 35 Brighton Grove, Manchester, M14 5JG
33 Brighton Grove, Manchester, M14 5JG
50 Norman Road, Manchester, M14 5LE
Langdon House, 3G Norman Road, Manchester, M14 5LH
Flat 6, 35 Brighton Grove, Manchester, M14 5JG
Flat 5, 35 Brighton Grove, Manchester, M14 5JG
Flat 3, 35 Brighton Grove, Manchester, M14 5JG
Flat 2, 35 Brighton Grove, Manchester, M14 5JG
31 Brighton Grove, Manchester, M14 5JG

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH