

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132110/FH/2021
Date registered valid: 16 November 2021
Proposal: Erection of part single, part two storey side and two storey rear extension to provide additional living accommodation
Address: 2 Boothfield Road, Manchester, M22 8AP
Ward(s): Northenden Ward

Applicant: MR Ragu 2 Boothfield Road, Manchester, M22 8AP
Agent (if any): Mr Dean King NK Architectural Services Office 2, 1st Floor 227, Finney Lane, SK8 3PX
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 7 February 2022

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 11 January 2022 Expired: 1 February 2022

Neighbour notifications

Printed: 11 January 2022 Expired: 25 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/area

2 Boothfield Road is a 2 storey semi-detached house, with garden to the rear and hardsurfaced area to the front for the parking of cars. To the side of the property there is a car port.

This part of south Manchester is one of several areas that can be characterised by the predominance of the interwar 2 storey semi-detached and detached dwellinghouse. They are usually red brick, topped with red or grey tiled hipped roofs and set in a regimented fashion behind modest front gardens. Parking is usually possible at the front of these properties, though as this period of house building pre-dated the era of mass car ownership, driveways to the side of properties are not common.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

Erection of part single, part two storey side and two storey rear extension to provide additional living accommodation.

Planning permission to erect a 2 storey side extension to create a one bed, two person dwelling was refused in September 2021 under reference 130566/FO/2021.

Consultations & Notification Responses

Local Residents – Two letters of objection have been received, the comments are summarised below:

- The proposed commercial development for what appears to be a Home of Multiple Occupancy is an overdevelopment in a residential cul-de-sac.
- The design of the proposed building lacks any architectural merit, its purpose seems solely to gain maximum financial of the site.
- On street parking has increased here year on year, the development of a property into a HMO containing 5 bedrooms, 3 double and 2 single with the potential of up to 8 tenants and their vehicles will only make the situation of parking and road safety worse.
- We already have what is, in all but name, a HMO next door to this development, a youth hostel facility run by Manchester City Council where several youngsters reside, this new HMO will be too high a concentration of multiple occupancy properties in such a small area.
- As a community we have experience of this property, with the previous landlord, of severe unsocial behaviour which took several years and the intervention of various agencies, including the police on many occasions, to resolve and caused serious problems within our community. A situation we have no desire to return to with the added complication of an absentee landlord.
- The property could have up to 8 people living there at any one time. This could cause problems with parking of cars if the house was full of car drivers. Also if visitors arrive in cars where will they park. This could cause drives to become blocked. And cause animosity. There are no other multiple occupancy on this road. All family orientated. Concerns that outside house keeping will not be maintained, if you have up to 8 people putting out rubbish.

Ward Councillors – Correspondence has been received from Councillor Monaghan. she has been contacted by several residents who have raised concerns about the property being

potentially used as a house in multiple occupation and the issues that this brings with it eg parking and disturbance. If the property is to be used as a HMO that councillor has confirmed that she shares these concerns.

Policies

The National Planning Policy Framework (NPPF) – The NPPF 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. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Core Strategy Development Plan Document – The 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. 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 within the Core Strategy are considered relevant:

Policy SP1, Spatial Principles – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN1, Design Principles and Strategic Character Areas – This policy states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy DM1, Development Management – This policy states that 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

Saved UDP Policies – Policy DC1 Residential Extensions. Policy DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a) the general character of the property;
- b) the effect upon the amenity of neighbouring occupiers;
- c) the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d) the overall appearance of the proposal in the street-scene;
- e) the effect of the loss of any on-site carparking.

Policy 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 the original buildings);
- b) they do not create an 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 street scene by virtue of design, use of materials or constructional details;
- d) they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a) rearward extensions greater than 3.65m (12 ft) 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;
- e) extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Policy DC1.4 states 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.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Issues

Principle of the Proposal – The principle of erecting an extension to the property is considered acceptable. Notwithstanding this, the impact of the proposal upon existing levels of residential and visual amenity must be assessed.

House in Multiple Occupation – The applicant has confirmed that the property is not in use as a house in multiple occupation and he has been informed of the need to apply for a change of use should he wish to use it as such in the future.

Design – Originally the applicant proposed an extension with a flat roof which would have been contrary to council policy. Once informed of these concerns the applicant submitted revised drawings which incorporated a pitch roof to this two storey side and rear extension. Given these amendments the design of the extension is considered acceptable.

Residential Amenity – It is not considered that the erection of the extension would lead to a reduction in the levels of residential amenity enjoyed by the occupants of the adjoining properties and those on the opposite side of the road.

Visual Amenity – Given the design of the extension and the fact that it would be subservient to the main house, it is not considered that the proposal would have a detrimental impact upon the levels of visual amenity enjoyed along Boothfield Road

Car Parking – Sufficient off-street parking will remain at the front of the property once the extension has been completed. Given this, the level a parking provision for the property is considered acceptable and it is not considered that the proposal would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the property.

Refuse Storage – Given the siting of the extension the applicant is also proposing to install a bin store to the front of the property, this is considered acceptable and it's provision will be conditioned.

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 applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning 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:

- a) Drawing nos. A101, A102 and A104, stamped as received on 2 November 2021.
- b) Drawing nos. A100B, A103B and A105B, stamped as received on 12 January 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on external elevations shall match those on the external elevations of the existing building in colour, size and texture.

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 Manchester Core Strategy.

4) The bin store, as shown on drawing no. A100B, stamped as received on 12 January 2022, shall be installed prior to the completion of the development hereby approved and shall be retained thereafter.

Reason - In the interests of visual amenity, pursuant to policy DM1 in the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Boothfield Road, Manchester, M22 8AT
Room 11, 2A Boothfield Road, Manchester, M22 8AS
Room 10, 2A Boothfield Road, Manchester, M22 8AS

Room 9, 2A Boothfield Road, Manchester, M22 8AS
Room 8, 2A Boothfield Road, Manchester, M22 8AS
Room 7, 2A Boothfield Road, Manchester, M22 8AS
Room 6, 2A Boothfield Road, Manchester, M22 8AS
Room 5, 2A Boothfield Road, Manchester, M22 8AS
Room 4, 2A Boothfield Road, Manchester, M22 8AS
Room 3, 2A Boothfield Road, Manchester, M22 8AS
2A Boothfield Road, Manchester, M22 8AS
Room 2, 2A Boothfield Road, Manchester, M22 8AS
Room 1, 2A Boothfield Road, Manchester, M22 8AS
7 Boothfield Road, Manchester, M22 8AT
5 Boothfield Road, Manchester, M22 8AT
15 Boothfield Road, Manchester, M22 8AT
13 Boothfield Road, Manchester, M22 8AT
11 Boothfield Road, Manchester, M22 8AT
4 Boothfield Road, Manchester, M22 8AS
2 Boothfield Road, Manchester, M22 8AS

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 45M
Area Team Boundary - Name: SOUTH