

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129705/FH/2021

Date registered valid: 26 April 2021

Proposal: Erection of a part single and part two storey rear extension, alteration to roof to form gable and installation of rear dormer to form additional living accommodation

Address: 110 Greenhill Road, Manchester, M8 0WG

Ward(s): Crumpsall Ward

Applicant: Mr M Sameer 110 Greenhill Road, Manchester, M8 0WG

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture 89 Princess Street, Manchester, M1 4HT

Case officer: Eve Woolstencroft
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Recommendation: Refuse

Date of recommendation: 27 October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit:

Standard consultations:

Printed: 28 April 2021 Expired: 19 May 2021

Neighbour notifications

Printed: 28 April 2021 Expired: 19 May 2021

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 property relates to an end 2 storey, bay fronted semi-detached dwellinghouse situated within a predominantly residential area of Crumpsall in North Manchester. The site is next to the Metrolink line that runs through Crumpsall. The property benefits from garden area to the front and rear, existing single storey extension and 2 storey side extension, existing attached garage and small single storey outrigger to the rear, off street car parking space and boundary screening.

Description of Development

The submitted application seeks planning permission for the erection of a part single and part two storey rear extension, alteration to roof to form gable and installation of rear dormer to form additional living accommodation

Relevant Planning History:

115458/PDE/2017 - Prior notification of proposed larger home extension for single storey rear extension with a rearward projection of 5m, maximum eaves height of 2.8m and total roof height of 4m APPROVED 28/3/17

103988/FH/2013/N1 - Erection of 2 storey side extension to form additional living accommodation APPROVED 16/12/13

122165/FH/2018 - Erection of a part single storey and part 2 storey rear extension to form additional living accommodation APPROVED 26/3/2019

Consultations & Notification Responses

Local residents were notified and one objection was received. Concerns raised can be summarised as follows:

-The size of the extension will cause overshadowing and threats have been made to take the extension over the party wall

Metrolink

The development site is adjacent to the Metrolink boundary, where Metrolink runs in a cutting, and whilst a substation is located between the boundary and the Metrolink cutting slope we need to understand that there will be no water run off from the proposals that could impact the stability of the Metrolink cutting slope.

The sub-station that I refer to above, and can be seen in the image below, is not a Metrolink substation but one belonging to others located on Metrolink land. The close proximity of the proposals to this structure may require party wall discussions with the owner due to the potential to impact foundations/structural stability of the building. The applicant is therefore advised to liaise with the sub-station owner in this regard. In view of the proximity of this development to an operational Metrolink line and the Metrolink cutting slope we would ask that the applicant is advised that the details of working safely near Metrolink can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely> and also that the following Condition is attached to any consent granted for this application.

CONDITION

Drainage

No development shall take place, until the detailed design for the drainage of the development has been submitted to and approved in writing by Manchester City Council as Local Planning Authority (approval to be in consultation with Transport for Greater Manchester).

Reason:

To manage the risks associated with water run-off onto the Metrolink infrastructure and tramway pursuant to policies

Should the application have been minded to be approved then the suggested condition and informative would have been attached.

Issues

Policy

Unitary Development Plan

Saved 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 the 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 a street scene;
- e. 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
- e) extensions which conflict with the councils guidelines on privacy distances (which are published as supplementary guidance).

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. 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.

Policy SP1 identifies the City Council's Core Development Principles and states that 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
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 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 and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.

- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in 2021. 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 re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, the NPPF states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: 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 or specific policies in this Framework indicate development should be restricted

National guidance can be found in the National Planning Policy Framework (NPPF). The central theme to the NPPF is to achieve sustainable development. The Government states that there are three overarching objectives to achieving sustainable development: an economic objective, a social objective and an environmental objective (paragraph 8).

Issues

Visual and Residential Amenity

The submitted application is for the erection of part single storey and part 2 storey rear extension to form additional living accommodation.

The application site is at the end of Greenhill Road, adjacent to which is the junction of Greenhill Road and Crescent Road. The Metrolink track runs to the rear of the property. Planning permission was sought in 2013 for a two-storey side extension which has been implemented. The roof of the side extension as approved was set down from the existing roof height by approximately 1 metre, which ensured that the side extension was compliant with Saved UDP policy DC1.2 which states that extensions will be permitted provided that 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). The property is the first house located on the junction between Greenhill Rod and Crescent Road and therefore the proposed development would be particularly prominent within the street scene.

The existing two storey side extension is flush with the front elevation of the original property. The submitted application seek as to increase the height of the extension to be in line with the existing roof which would allow a larger dormer to be installed to the roof which would span the width of the original roof and part of the raised extension roof.

During the application consideration period, revised drawings were requested to show the proposed gable end of the existing extension revised to show a hipped roof and the proposed extension set down from the original roof height. A number of revisions were received to show different roof designs however, the drawings the agent has advised they would like the

application to the considered on show the hipped roof to the side extension however the roof has not been lowered and remains the same height as the side extension.

The proposed development by reason of its scale, height, massing, size, design and its relationship to the original house would not be subservient to the main house; would not be subservient to the main dwelling house and appear incongruous with the character of the area to the detriment of visual amenity and as such is contrary to saved policy DC1.1, DC1.2, DC1.3, DC1.4 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

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: Refused

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 a solution that was acceptable to both the Local Planning Authority and the agent/applicant could not be reached as the nature of the proposal was considered to be unacceptable.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed development due to its scale, height, massing, size, prominent location on the corner, and its relationship to the original house would not be subservient to the main house; would form an overly dominant and visually obtrusive feature within the street scene, and would be incongruous with the character of the area in general, to the detriment of visual amenity and as such is contrary to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of Manchester's Core Strategy Development Plan Document and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester

108 Greenhill Road, Manchester, M8 0WG

10 Parslow Avenue, Manchester, M8 0WH

9 Parslow Avenue, Manchester, M8 0WH

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