



MANCHESTER
CITY COUNCIL

Planning

Strategic Development

Delegated officer report for planning application

Application no. 131599/FH/2021

Date registered: 15 September 2021

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

Address: 37 Chataway Road, Manchester, M8 5UU

Ward(s): Crumpsall Ward

Applicant: Mr Rahim Saleh

Agent (if any): Mr M Farooq, Building Design Services, 6 Stock Close
Rochdale OL12 6BB

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adammitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08/11/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 21 October 2021

Standard consultations: Printed: 21 September 2021 Expired: 12 October 2021

Neighbour notifications: Printed: 21 September 2021 Expired: 12 October 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

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site

The application relates to an end terrace house located at 37 Chataway Road in the Crumpsall area of North Manchester. The house is part of new housing estate that is off Hazelbottom Road. The property benefits from garden area to the front and rear, rear conservatory, off street car parking space and boundary timber fence.

The remainder of the area is predominantly residential in nature and are houses of a similar style and size to the proposal site.

Planning History

109217- Conversion of garage to living accommodation. **Approved 10/08/15**

100526 - Erection of a single storey conservatory to the rear to create additional living accommodation. **Approved 15/11/12**

084899 - Substitution of house types in relation to plots B41 to B44 inclusive to form 2 pairs of semi-detached houses previously approved under application 080388/MO/2006/N1. **Approved 29/2/08**

080388 - RESERVED MATTERS- Erection of residential development comprising 68 no. apartments and 82 no. detached, semi detached and mews houses with associated car parking and landscaping. **Approved 28/12/06**

Description of Development

Planning permission is sought for the erection of a single storey infill rear extension. The application seeks consent for an extension measuring: Height 3.4metres Eaves 2.3m, Width 3.7m and Rear Projection of 4m. The extension will be positioned 0.9m from the western non adjoining property boundary. Furthermore, facing brickwork and roof profile will match the existing profile, alongside the insertion of two windows and a door providing access to the rear garden.

Consultations

Local residents were notified however no responses were received.

Environmental Health- Gas membrane condition to be applied to any approval.

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

- National Planning Policy Framework (NPPF)
- Saved policy DC1 of the UDP
- DM1, SP1, EN19 of the Manchester Core Strategy

The National Planning Policy Framework 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.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are:

a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Principle

The proposed development is a single storey infill rear extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However consideration must be given to the proposal's appearance, impact on the visual amenity of the area, and impact on the neighbouring properties' residential amenity in relation to the policies stated above.

Residential and Visual Amenity

The proposed infill rear extension is not considered to have any detrimental impact on the residential amenity currently experienced by neighbouring occupiers. The extension's rear projection will become flush with the rear elevation of the existing conservatory and leaving a gap of 0.9m with the non adjoining boundary. It is therefore not considered to have a detrimental impact on neighbouring properties in terms of over-dominance, over-shadowing or over-looking.

The new window and door features are in keeping with the existing fenestration in the property in terms of visual amenity and appear to be acceptable to the character of the property. This is considered acceptable against the principles set within DC1.4.

Overall the proposed extensions are considered to be subservient to the existing property and therefore does not create any significant impacts in terms of visual and residential amenity within the character of the general area.

Design and Appearance

It is not considered that the proposed development would unduly harm the character of the building or the general area. The materials would match the existing, although it is recommended a materials condition is attached to ensure that the materials are adhered to, pursuant with the requirements of Core Strategy policies DM1, EN1 and SP1 and saved UPD policy DC1.

Parking

There is off street parking provided by the driveway at the front of the property, accords with the principles for residential extensions set out in policy DM1 of the Core Strategy.

Waste Management

The site has sufficient land at the side and rear to maintain the appropriate storage of bins, including an entry point along the front boundary. It is considered acceptable and in accordance with Core Strategy policy EN19.

Negotiations

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 relating to the scheme and appropriate conditions to the approval have also been attached.

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 Agree

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with 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 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: Local plan and drawings numbers 2 DRAWINGS received by the City Council as Local Planning Authority as City Council on 6 September 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 materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing dwellinghouse in type, size, colour and texture.

Reason- To ensure 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 DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

- 4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order

to alleviate any possibility of landfill had ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason- The development lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill and pursuant to policy EN18 of the Manchester Core Strategy 2012.

Appendix 1- List of consultees & neighbours notified

Environmental Health

33 Chataway Road Manchester M8 5UU

35 Chataway Road Manchester M8 5UU

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

Historic Landfill Site 250m Buffer

Area Team Boundary- Name: NORTH1