

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131283/FH/2021

Date registered valid: 6 August 2021

Proposal: Erection of part-single storey part-two storey side and rear extension to provide additional living accommodation

Address: 5 Kempton Road, Manchester, M19 2QL

Ward(s): Burnage Ward

Applicant: Mr Hamed Siddiqi 5 Kempton Road, Manchester, M19 2QL

Agent (if any): Mr Hatami 12 Winsham Grove, Birmingham, B21 0QH

Case officer: Harriet Aidoo
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Recommendation: Approve

Date of recommendation: 25 October 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 24 August 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 10 August 2021 Expired: 31 August 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:

Tree Preservation Order:

Description of site / building / area

This application relates to a semi-detached property in a predominantly residential area of Burnage ward with amenity space to the front, side and rear elevations, off-street car parking, and associated boundary treatment. The property has an existing single storey rear outrigger, a front porch, a timber frame gated access in excess of 1.8 metres high along the common shared boundary with no.3 Kempton Road and outbuildings sited at the bottom of the rear garden, close to the common boundaries with no. 3 Kempton Road and no. 33 Ranford Road. The front garden area of the dwellinghouse has been block paved.

Site Planning History

There is a record of planning permission having been granted for a similar development, although at the time of the officer's site visit, it was noted that the planning approval had not been implemented.

- 129469/FH/2021 - Proposed part-single part-two storey rear extension and part-single part-two storey side extension to provide additional accommodation, Approved 11.02.2020

Description of development

Consent is sought for the erection of part-single storey part-two storey side and rear extension to provide additional living accommodation. The initially submitted plan has been slightly revised in the interest of residential and visual amenity, (revised plans, 05/10/2021). The proposed side extension would be set-back two brick courses along the first floor front elevation, (approximately 453.25mm).

The slightly revised proposed development would involve:

- A proposed set-back of 453.25mm along the first floor front elevation, rather than it being flush with the primary dwellinghouse as was initially proposed.
- The demolition of existing outbuildings in the rear garden.
- A hipped roof design is proposed, with the proposed roof ridge flush with that of the original roof ridge and along the rear elevation would be dropped below that of the original roof ridge to serve Bedrooms 4 and 5.
- The proposed side extension would be sited along the common shared boundary with no.3 Kempton Road.
- The proposed first floor rearward projection would not exceed 2.09m; and a distance of 3.81m be left between its side elevation and the common boundary with no. 7 Kempton Road.
- The proposed ground floor rearward projection would not exceed 3.46m, and a small gap left between its side elevation and the common boundary with no. 7 Kempton Road.
- As the existing access along the side of the application building would be lost to accommodate the proposed extension; in terms of on-site parking and refuse management arrangements, one off-street car parking space would be retained. A timber frame bin store (length 2770mm x width 860mm x height 1150mm) would be provided, sited within curtilage at the front of the property, along the common shared boundary with no. 7 Kempton Road.
- The proposal would also consist of elevational alterations involving 4 windows along the roof plane of the original house - (2 facing Kempton Road and 2 facing the rear garden).

The proposed part-single storey, part-two storey side and rear extension would be sited along the common shared boundary with no. 3 Kempton Road. It would be flush with the front building line of the original dwellinghouse at ground floor level. At first floor front elevation, the proposed side extension would be set-back by 453.25mm. It would then project along this boundary and beyond the rear building line of the original dwellinghouse - (not exceeding 2.09m along the first floor) and (not exceeding 3.46m along the ground floor). A distance of 3.81m would be left between the side elevation and the common boundary with no. 7 Kempton Road at first floor level. A small gap would be left along this boundary along the ground floor. All proposed windows and doors would either face Kempton Road, the rear garden, or along the roof elevation. In terms of external facing materials, it is intended to use materials matching the existing house and as annotated on the submitted drawings.

Consultations & Notification Responses

1. Local residents

Occupiers of properties surrounding the application site were notified of the proposal. No comments, objections or representations were received.

2. Environmental Health

Recommend a condition to require the installation of proprietary gas protection membrane condition as the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas.

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.

- 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.

li 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

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 (part-single storey, part-two storey side and rear extension) –

Consideration has been had to the recently approved development ref. 129469/FH/2021 – for the proposed part-single part-two storey rear extension and part-single part-two storey side extension to provide additional accommodation, which was approved 11.02.2020, and the revised plans which have been submitted for consideration.

Whilst the proposed set-back to the side extension at first floor level is less than the previous approval, it is considered that the slight set back of the side extension from the front façade of the dwellinghouse at first floor level , together with the use of a hipped roof above the proposed side extension, in conjunction with the set back in the siting of nos. 1&3 Ranford Road from this dwellinghouse would ensure that a terracing effect would not occur . Furthermore, the use of the hipped roof, and associated set back of the first floor accommodation at the side of the house would reduce the massing of the proposed development , so that the extension would be read as a subservient feature to the property.

The existing outbuilding would be also be demolished as part of the submitted proposal which would further mitigate the adverse impact on residential amenity.

Impact of works (elevational alterations) – The scheme would also include the installation of roof lights which would fall within general permitted development, and as such, would not generally require an application for planning permission.

Design and appearance - It is not considered that the proposed development 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 it is recommended that a materials condition is attached to ensure that the materials are adhered to.

Waste management - As the existing access along the side of the application building would be lost to accommodate the proposed extension, a timber frame bin store (length 2770mm x width 860mm x height 1150mm) would be provided, sited within curtilage at the front of the property, along the common shared boundary with no. 7 Kempton Road.

Car parking - The existing arrangement would in-part be affected, as the proposal would reduce the number of on-site car parking. However, one on-site car parking space would be retained - depth 6m, which is in line with Manchester's City Council's minimum standards. In addition, there are no parking restrictions along Kempton Road and therefore on-street car parking could be accommodated in this location.

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, and therefore, it is considered that the proposed development responds positively to The National Planning Policy Framework (July 2021); policies SP1, DM1, EN1, T2 and EN19 of The Manchester Core Strategy Development Plan Document (July 2012); saved policy DC1 of the Unitary Development Plan (1995); and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

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, the initially submitted plan has been slightly revised in the interest of residential and visual amenity, (revised plans, 05/10/2021). The proposed side extension would be set-back 453.25mm along the first floor front elevation. 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:

- Householder Application for Planning Permission for works or extension to a dwelling, received by the City Council as the Local Planning Authority 06 August 2021.
- Existing Plans and Elevations, Drawing No: 0011 - 010, Revision: A received by the City Council as the Local Planning Authority 06 August 2021
- Location Plan and Existing and Proposed Site Plan, Drawing No: 0011 - 001, Revision: E received by the City Council as the Local Planning Authority 05 October 2021
- Proposed Plans and Elevations, Drawing No: 0011 - 110, Revision: E received by the City Council as the Local Planning Authority 05 October 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 external facing materials to be used on the extension hereby permitted shall match those of the existing building 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 extensions hereby approved other than those shown on: Location Plan and Existing and Proposed Site Plan, Drawing No: 0011 - 001, Revision: E and Proposed Plans and Elevations, Drawing No: 0011 - 110, Revision: E, both received by the City Council as the Local Planning Authority 05 October 2021

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

5) Prior to commencement of the development shall include the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building, an appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to occupation of the proposed extension.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy.

6) Prior to any above ground works, the existing outbuilding sited in the rear garden along the common shared boundary with no. 3 Kempton Road and no. 33 Ranford Road, shall be removed in accordance with the details annotated on Location Plan and Existing and Proposed Site Plan, Drawing No: 0011 - 001, Revision: E received by the City Council as the Local Planning Authority 05 October 2021.

Reason - In the interests of residential amenity pursuant to policy to saved policies DC1 of the Unitary Development Plan for the City of Manchester and SP1 and DM1 of the Core Strategy for the City of Manchester.

7) 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.

8) Prior to the occupation of the extension hereby approved, finalised details designs of the proposed bin store shall be submitted to and approved in writing by the City Council as local planning authority. The refuse arrangements shall be put in place prior to the first occupation of the development and remain in situ for as long as the development is in use.

Reason - To ensure adequate refuse arrangement are put in place for the development, pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

32 Crompton Road, Manchester, M19 2GH
31 Ranford Road, Manchester, M19 2QN
1 Kempton Road, Manchester, M19 2QL
26 Kempton Road, Manchester, M19 2GJ
33 Ranford Road, Manchester, M19 2QN
9 Kempton Road, Manchester, M19 2QL
7 Kempton Road, Manchester, M19 2QL
3 Kempton Road, Manchester, M19 2QL
24 Kempton Road, Manchester, M19 2GJ
22 Kempton Road, Manchester, M19 2GJ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2