

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130938/FH/2021

Date registered valid: 2 July 2021

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

Address: 2 Montcliffe Crescent, Manchester, M16 8GR

Ward(s): Whalley Range Ward

Applicant: Mr Tahir Iqbal 2 Montcliffe Crescent, Manchester, M16 8GR

Agent (if any): Mr Saghir Hussain Create It Studio Architects Universal Square, Devonshire Street North, Manchester, M12 6JH

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

Recommendation: Approve

Date of recommendation: 09.08.2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 03.08.2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 9 July 2021 Expired: 30 July 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

This application relates to a modern two storey detached house there is a single storey attached garage to the right and a projecting entrance porch. The building has not been extended. The property is of brick construction with a dual pitch roof. The property occupies a large irregular shaped site on the outside of a bend in the street.



Listed building: Not applicable

Conservation area: Not applicable

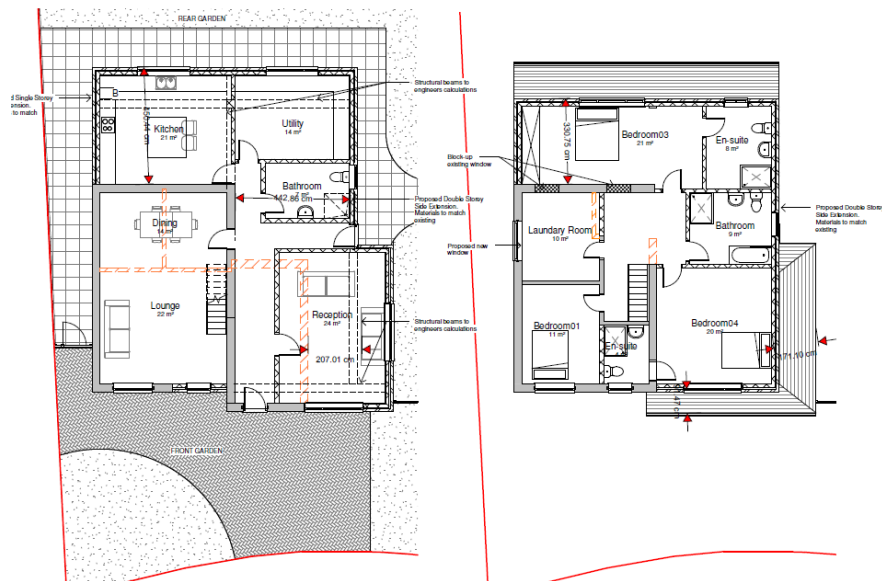
Tree Preservation Order: Not applicable

Description of area

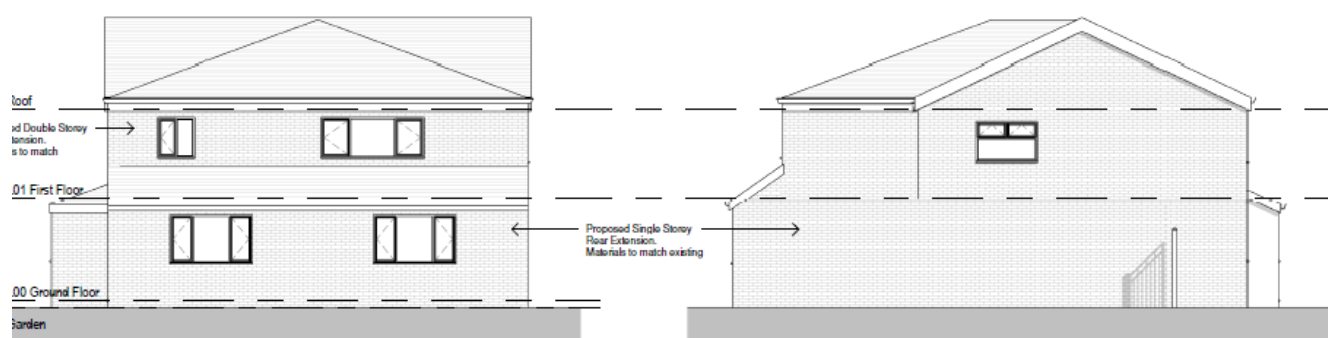
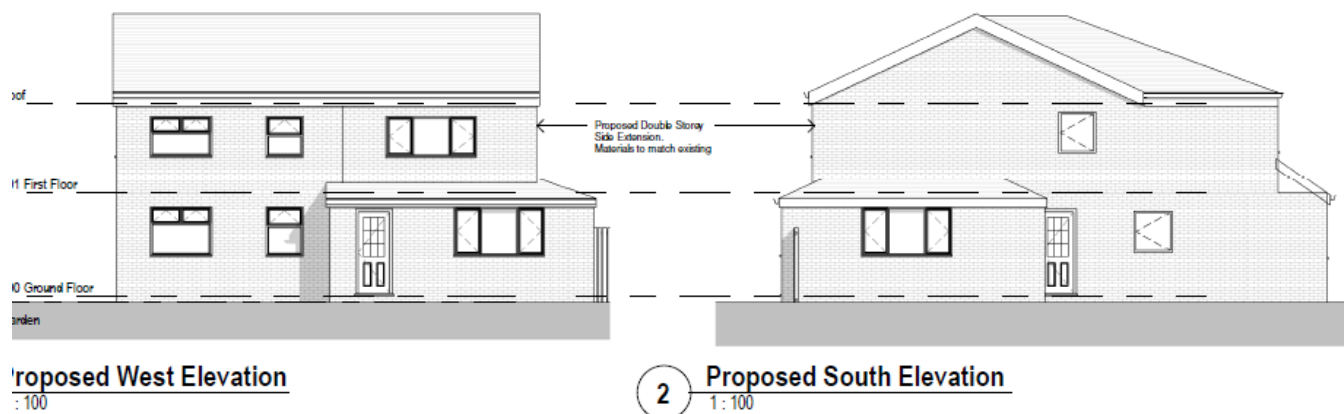
This is a predominantly residential area. To the north is a detached property, which has a two storey rear extension and a single storey side extension on the side of the property remote from the application site, neither of which appear to have consent. To the east on Broadmeadow Avenue is the rear garden of a house. To the south is the sports hall to William Hulme Grammar School. Facing the site across Montcliffe Crescent is a heavily extended dwelling.

Description of development

Consent is sought to erect a two storey side extension to replace the existing garage. The extension would project 4.5 metres beyond the side wall of the main building and 2 metres beyond the line of the garage. The extension would be the full depth of the original property with no set backs at either ground or first floor level at the front. It is also proposed to erect a part single part two storey extension across the full width of the extended property, projecting 4.5 metres at ground floor level and 3.3 metres at first floor level. Finally it is propose to add a single storey wrap around extension to the front and side of the side extension. This would project 1 metre at the front and 1.7 metres at the side.



The side extension would have a dual pitch roof. The first floor rear extension would have a hipped roof and the ground floor a mono pitch. The wrap around extension would have a mono pitch roof.



The front elevation would contain a single window at ground and first floor levels and a new door and the existing door would become a window. The south side elevation would contain Two windows on each of the ground and first floors. In the north elevation the would be a single window installed in the side of the original property at first floor level.

Consultations & Notification Responses

Local residents

No representations received.

Policy

Core Strategy

The relevant Core Strategy policy is DM1 which seeks to protect the amenity of an area from the adverse impact of development.

Unitary Development Plan

The relevant saved UDP policy is DM1 which sets down the criteria to be considered in determining applications for residential extensions. The policy establishes the principle of extending a property to meet the changing needs of the occupiers.

Issues

Principle

Policy DC1 establishes the principle of extending a property to meet the changing needs of the occupiers.

Scale

This is a small detached property occupying a large site, the proposed extension significantly enlarges the property however, in the context of the sites size and the scale of other extensions on the estate it is considered that the scale of the proposal is acceptable

Design

The design reflects the existing property and is considered to be acceptable. There are no issues with terracing as there are no properties to the south of the property.

Residential amenity

The only property that would be affected by the proposed development is situated to the north of the development. The property has been extended and whilst the proposed extension is approximately 1.5 metres from the boundary the adjacent property is at an angle and the gap is increasing. On balance therefore it is considered that even with a projection of 4.5 metres at ground floor and 3.3 metres at first floor there would not be a significant overbearing impact.

In terms of privacy most of the windows either overlook the street or the gardens to the rear and south. The south facing windows looking towards a high wall around the school. There is a window being installed in the original north side elevation which in the normal course of events could be permitted development. This window is 1.5 metres from the boundary and at a point where the adjacent site is quite narrow and unlikely to be developed. It is proposed to attach a condition requiring this window to be obscure glazed as it is to a laundry room.

On balance it is considered that the proposed development will not give rise to any privacy issues.

Conclusion

On balance whilst this is a substantial extension the site is able to accommodate it without causing harm to the amenity of the area.

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 based on seeking solutions to issues arising from the consideration of this 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:

A1348(02)001 Revision E received 2 July 2021

A1348(02)002 Revision E received 2 July 2021

A1348(02)003 Revision E received 2 July 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 materials that match those used in the original dwelling in terms of size, colour 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 Core Strategy.

4) Before first occupation the window in the first floor north elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

55 Springbridge Road, Manchester, M16 8PW

William Hulmes Grammar School Academy, Springbridge Road, Manchester, M16 8PR

2 Broadmeadow Avenue, Manchester, M16 8GS

4 Montcliffe Crescent, Manchester, M16 8GR

3 Montcliffe Crescent, Manchester, M16 8GR

1 Montcliffe Crescent, Manchester, M16 8GR

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

Area Team Boundary - Name: SOUTH