



MANCHESTER
CITY COUNCIL

Planning

Strategic Development

Delegated officer report for planning application

Application no. 131263/FH/2021

Date registered: 14 October 2021

Proposal: Erection of a two storey side extension to form additional living accommodation.

Address: 39 Abbeydale Road, Manchester, M40 0AJ

Ward(s): Moston Ward

Applicant: Mr M Wan

Agent (if any): Mr Robert Spavin Concept Studio Architecture Ltd, 51 Normanby Road Manchester M28 7TS

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

Recommendation: Approve

Date of recommendation: 08/12/2021

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 17 November 2021

Standard consultations: Printed: 11 October 2021 Expired: 1 November 2021

Neighbour notifications: Printed: 11 October 2021 Expired: 1 November 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 property relates to a two-storey brick built semi-detached end property located on a residential estate in the Moston area of North Manchester. To the north east lies a patch of green land and railway track owned and operated by Network Rail, meaning there are no other properties to this side elevation.

The remainder of the area is predominately residential in nature and majority of houses in the surrounding area are of similar design and size.

Description of Development

The application seeks consent for the erection of a two storey side extension to form additional living accommodation. Following negotiation, the proposal has been revised in the interest of visual amenity and residential amenity. Clarification has been provided in relation to the height and subservience of the extension. These measures were required ensure the extension is not overly large and is subservient to the original property. The revised proposal is consistent and accords with DC1 of the Saved Unitary Development Plan Policy (Email dated 07 December 2021 and revised plans).

Plans and Elevations: PL001 B

The two storey side extension accommodates a study and an open planning living and dining area on the ground floor including, bi folding doors along the rear elevation, one front and side elevation windows. The first floor of the extension incorporates an additional two bedrooms including one front and rear elevation windows and two side elevation windows. The proposed two storey side extension would have approximate dimensions of Height 7m/ (at the eaves) 5m x Width 2.5m x Depth 8.8m. A set back dimension is included from the principal elevation measuring 0.5m and a drop down dimension of 0.3m is present. The extension would be sited approximately 3.6m from the shared boundary with 41 Abbeydale Road.

Consultation Responses

Local residents were notified however no responses were received.

Network Rail- Have no comments regarding this application.

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 two storey side extension to form additional living accommodation, 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.

Residential and Visual Amenity

Revised drawings were received 07.12.2021 in relation to the two storey side extension. The revised drawings incorporate a 0.5 metre setback and 0.3m drop down level addressing the subservience issue. On balance this is deemed acceptable in terms of residential and visual amenity upon the existing property and neighbouring properties and maintaining the wider character of the cul-de-sac.

The new windows 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. Additionally, there are no properties to the east side elevation and therefore the first floor windows situated along this side elevation will pose little additional overlooking or intrusive impacts on the surrounding area. This is considered acceptable against the principles set within DC1.4.

The proposed two storey side extension would be visible within the street scene however due to its position at the end of cul-de-sac it would not be prominent within the street scene. The proposed development would also allow for amenity space to be retained along the front and rear of the application site, with the existing off-street car parking site to be maintained.

On balance, the extension is considered to be subservient to the existing property and is therefore felt that the proposal can be acceptably accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area. The proposal therefore complies with The National Planning Policy Framework; Core Strategy policies SP1, DM1, EN1 and Saved Policies DC1 and DC1.5 of the Unitary Development Plan.

Height, Scale and Massing

The height of the proposed extension appropriately relates to the height parameters of the existing building. The height of the proposed two-storey extension has tied in with the existing building. It is considered that the proposed extension responds well to the dimensions, design and siting of the neighbouring properties. On this basis, the proposed development has been appropriately related to Core Strategy policies SP1, EN1 and DM1, saved Unitary Development Planning policy DC1 and the National Planning Policy Framework.

On this account, it is considered the development would be consistent with the aspirations of saved UDP Policy DC1 and Core Strategy Policy DM1, proposed developments must provide a positive contribution to neighbourhoods taking into consideration the effects of development upon amenity, living conditions and wellbeing of residents.

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

There is sufficient land to the rear and side of the property for refuse storage without causing any additional residential amenity.

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 PL001 B

received by the City Council as Local Planning Authority as City Council on 7 December 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) 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 extension hereby approved other than those shown on the approved drawings numbered PL001 B by the City Council as Local Planning Authority on 07 December 2021.

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

Appendix 1 List on consultees & neighbours notified

Network Rail

37 Abbeydale Road Manchester M40 0AJ

41 Abbeydale Road Manchester M40 0AJ

41 Abbeydale Road Manchester M40 0AJ

Appendix 2 Planning constraints

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

Coal Authority- Development Low Risk Coal bearing strata at surface

Area Team Boundary- Name: NORTH1

