

Planning

Growth & Development

Delegated officer report for planning application

Application no.	130718/FH/2021	
Date registered valid:	25 October 2021	
Proposal:	Installation of first floor rear extension to form additional living accommodation with Juliet balcony	
Address:	1 Park Road, Manchester, M8 4HT	
Ward(s):	Crumpsall	Ward
Applicant:	Mr Nati Azar 1 Park Road, Manchester, M8 4HT	
Agent (if any):	Mr Andrew Burns 191 Bury Old Road, Salford, M7 4PZ	
Case officer:	Katie Tel: 0161 234 Email: katie.raw@manchester.gov.uk	Raw 4164
Recommendation:	Approve	
Date of recommendation:	11 January 2022	

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 15 November 2021

Standard consultations:

Printed: 27 October 2021 Expired: 17 November 2021

Neighbour notifications

Printed: 27 October 2021 Expired: 17 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:

Tree Preservation Order:

Description of area

The application site relates to 1 Park Road within the Crumpsall ward of north Manchester. It is a single storey, brick-built, detached, family dwellinghouse. The house is located within a spacious green curtilage, which slopes up to the house from Park Road. The curtilage is bounded along Park Road by a panel detailed red-brick boundary wall and a mature privet hedge. The amenity space to the front consists of a sloping driveway and grassed area and the rear consists of a spacious garden.

Description of development

The submitted application seeks planning permission for the installation of first floor rear extension to form additional living accommodation with Juliet balcony.

The first floor rear extension would have approximate dimensions of: Height: 7.57 (at the highest point)/ 5.55 (at the eaves) x Length: 7.57 x Width: 5.5 metres. This extension would be positioned above the existing ground floor rear extension and would align to the side building line.

The proposal would create a new bedroom. The first floor rear extension would involve the insertion of a skylight in the new roof plane, and a glass Juliet balcony with inward opening sliding doors. On 14 December 2021 the agent confirmed that a Juliet balcony would be inserted and so the description of development was altered.

Materials to be used would match the existing house. The Juliet balcony balustrade would be made of toughened glazing.

Plans were originally submitted with the rear extension to replace the bay windows and change them to inward opening patio doors. This was considered inappropriate to the streetscene and the character of the property. As such, the bay windows were removed from the description of development on 17 December 2021.

Pre-app advice- 08/03/2021

The original scheme was for a double dormer extension which was prominent from the street. Following consultation with the planners this was withdrawn. A revised scheme was presented in February 2021 to the planners for a pre-application opinion. It was redesigned to put the bulk of the second storey extension to the rear of the building so that it was less prominent from the street. The comments received back from that second scheme were that the scheme was still prominent. This further revised scheme has a redesigned roofscape which softens the lines of the roof as viewed from the street by removing the vertical wall facing the street. In addition, the render has been removed following negative comments from the council on the first application.

Planning history

128555/FH/2020- Installation of 2 x roof dormers to either side elevations and elevational alterations including 2 x front bay windows and rendering of the front and side elevations. Withdrawn 6 January 2021.

100206/FH/2012/N1- Creation of new pathway with retaining wall, and erection of a single storey garage with green roof. Refused 5 October 2012.

097252/FH/2011/N1- Erection of free standing detached garage within the front garden with associated driveway, vehicular entrance, retaining walls, front boundary treatment and landscaping. Withdrawn 10 November 2011.

081968/FH/2007/N1- Erection of single storey rear extension to form additional living accommodation and alterations to existing elevations. Approved 14 March 2007.

080961/FH/2006/N1- Erection of dormer extensions to front and rear roof planes, together with erection of rear single storey extension and formation of parking area to front and new brick retaining wall. Refused 1 December 2006.

Consultations & Notification Responses

Local residents

The occupiers of the surrounding properties were consulted, and no representations were received.

Environmental Health

As the description of development originally included the replacement of bay windows, Environmental Health were consulted and asked that a residential sound insulation condition was placed on any approval granted. This included a pre-commencement condition prior to the development commences and prior to the first occupation of residential units. Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

Salford City Council

Salford City Council were consulted, as the property sits close to the Salford authority border. No objections were raised regarding the proposal.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 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 well-designed, beautiful and safe places, 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 protect and enhance our natural, built and historic environment; including making effective use of land, improving 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:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.

ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which 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. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The 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.

Policy SP1 (Spatial Principles); which sets out 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, amongst these include: 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.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

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.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) 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 Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

ISSUES

Principle

The submitted development application is for the installation of first floor rear extension to form additional living accommodation with Juliet balcony. This is considered acceptable in principle as many people prefer to alter and extend homes rather than move, 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. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual /Residential Amenity

The proposed extension would be sited on top of the existing rear extension aligning with the original side building line. Adjoining neighbours of the applicant property are the Jewish Cultural Centre and 3 Park Road. Since the side of the Jewish Cultural Centre acts as the boundary between the two properties, the Jewish Cultural Centre would be unaffected by this application in terms of loss of light, and privacy and overlooking implications. No 3. could experience some overlooking implications into their garden as a result of the development but this would be minimal. Since the proposed extension would be placed 3.24 metres away from the shared boundary with no.3 implications would be limited. No.3 has a rear building line which projects further than no.1 and as such no overlooking or overshadowing implications would be experienced. The rear of the proposal is very secluded due to the location of the site and an abundance of trees beyond the rear boundary line. There is substantial distance between the rear boundary wall of the applicant property and that of the boundary of the closest resident to the rear, and so the first floor rear extension and Juliet balcony would have minimal adverse visual amenity implications, due to more than sufficient privacy distances.

The proposal would be visible from the streetscene due to the property being a bungalow. However, since the property is positioned on the steep hill, it is envisaged that the rear extension would not create an overdominant feature in the streetscene. Properties on the opposite side of Park Road are two storeys and so the second storey additional to the property would not be out of character.

The streetscene on this section of Park Hill is mixed with the Jewish Cultural Centre with large two storey buildings, the applicant property is a bungalow with bay windows and no.3 is a bungalow with a different facing appearance. As such the property appearances are unique and so the first floor extension visible from the streetscene would not be harmful to the visual amenity.

No amenity space would be lost as a result of this proposal and would allow the applicant to alter the home to meet their changing needs.

Overall, it is not considered that the proposed rear extension would have an adverse impact upon residential or visual amenity.

Design and Appearance

The proposed extension has been designed sympathetically to relate to the existing property. The first floor rear extension would involve the insertion of a skylight in the new roof plane and to the rear elevation a glass Juliet balcony with sliding doors that open inwards. A condition shall be attached to any approval granted restricting the further insertion of windows or doors beyond those approved by this consent. The extension would be made of materials used to match the existing property. A materials condition would be attached to any consent granted. Therefore, the proposal has been designed to be in keeping with the character of the existing house. It would not adversely affect the appearance of the existing dwelling.

Since the proposal is for a rear extension, it would not produce a terracing effect. The siting of the extension is considered appropriate and would not act as a bulky feature. This is pursuant to DC1 within the UDP.

Car parking

Car parking would be unaffected by this proposal.

Bin storage

Bin storage would be unaffected by this proposal.

Noise

Environmental Health asked that a noise sound insulation pre-commencement condition was placed on any approval for the replacement of the bay windows. The Local Planning Authority has considered this to be too onerous regarding the front bay windows, especially considering these changes can be made under the route of Permitted Development. As such this condition is removed from any approval granted. Since then, the decision was taken to remove the bay windows off the description of development and consequently the discussion around the noise is no longer of relevance.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is not out of character of the property and local 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

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 applicant in a positive and proactive manner.

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, stamped as received by the City Council as Local Planning Authority on 11 June 2021.
- Drawing- Proposed- Plans, numbered 208150 B, stamped as received by the City Council as Local Planning Authority on 19 December 2021.
- Drawing- Proposed- Plan, numbered 208-250 B, stamped as received by the City Council as Local Planning Authority on 19 December 2021.
- Drawing- Proposed- Elevations, numbered 208-250 C, stamped as received by the City Council as Local Planning Authority on 19 December 2021.
- Drawing- Existing- Site Plan/ Floor Plan, numbered 208-100, stamped as received by the City Council as Local Planning Authority on 11 June 2021.
- Drawing- Existing- Elevations, numbered 208-200, stamped as received by the City Council as Local Planning Authority on 11 June 2021.

- Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 11 June 2021.
- Correspondence- Email Trail regarding Juliet Balcony, stamped as received by the City Council as Local Planning Authority on 7 January 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) 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 openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) The materials to be used on the external surfaces of the extension hereby permitted shall be implemented in accordance with the approved details as set out in the documents and drawings specified in Condition 2 of this approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Salford City Council

Manchester Jewish School For Special Education, Jewish Cultural Centre, Bury Old Road, Manchester, M7 4QY

Ground Floor, Jewish Cultural Centre, Bury Old Road, Manchester, M7 4QY

Nursery, Jewish Cultural Centre, Bury Old Road, Manchester, M7 4QY

Gymnasium, Jewish Cultural Centre, Bury Old Road, Manchester, M7 4QY

Pizzeria, Jewish Cultural Centre, Bury Old Road, Manchester, M7 4QY

Swimming Pool, Jewish Cultural Centre, Bury Old Road, Manchester, M7 4QY

Jewish Cultural Centre, Bury Old Road, Manchester, M7 4QY

4A Park Road, Crumpsall, Manchester, M8 4HU

Jubilee School, Bury Old Road, Manchester, M7 4QY

6 Park Road, Crumpsall, Manchester, M8 4HU

12 Park Road, Crumpsall, Manchester, M8 4HU

10 Park Road, Crumpsall, Manchester, M8 4HU

8 Park Road, Crumpsall, Manchester, M8 4HU

4 Park Road, Crumpsall, Manchester, M8 4HU

3 Park Road, Crumpsall, Manchester, M8 4HT

2 Park Road, Crumpsall, Manchester, M8 4HU

4 Bury Old Road, M8 9JN

17 Ravens Close, M25 0FU

15 Ravens Close, Prestwich, M25 0FU

1 Raven Place, Prestwich, M25 0EW

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH1